



**SLUM REHABILITATION AUTHORITY**

No.: SRA/ENG/2985/FN/STGL&ML/LOI

Date: **20** MAY 2019

**1. Architect :** Shri. Manoj Vishwakarma of  
M/s. DOT Architects  
Gr. Floor, Sharda Sangeet Vidyalyaya Bldg.  
M.K. Marg, Kalanagar, Bandra (E),  
Mumbai - 400051.

**2. Developer :** M/s. Sejal Shakti Realtors LLP.  
Sejal Encasa, 173/174, S.V. Road,  
Opp: Bata Show Room, Kandivali (W)  
Mumbai - 400067

**3. Society :** Nirmal Nagar Co. Op. Hsg. Soc. (prop.).

**Subject:** Revised LOI for the S. R. Scheme on plot bearing C.S. No. 6 (pt.), 17 (pt.) to 21 (pt.) of Salt Pan Division & C.S. No. 12(pt.) of Sion-Division with Amalgamation of adjoining slum plot bearing C.S. No. 16(pt.) of Salt Pan Division & small portion of C.S. No. 12(pt.) of Sion-Division, Mumbai City at Raoli Camp, Kokari Agar, Sardar Nagar no. 4, Sion - Koliwada, Mumbai - 400 037 for Nirmal Nagar SRA CHS Ltd.

**Reference:** SRA/ENG/2985/FN/STGL & ML/LOI

Gentleman,

With reference to the above mentioned Slum Rehabilitation Scheme on plot bearing C.S. No. 6 (pt.), 17 (pt.) to 21 (pt.) of Salt Pan Division & C.S. No. 12(pt.) of Sion-Division with Amalgamation of adjoining slum plot bearing C.S. No. 16(pt.) of Salt Pan Division & small portion of C.S. No. 12(pt.) of Sion-Division, Mumbai City at Raoli Camp, Kokari Agar, Sardar Nagar no. 4, Sion - Koliwada, Mumbai - 400 037 for Nirmal Nagar SRA CHS Ltd., this office is pleased to inform you that, this **Revised Letter of Intent Four Four Only** in accordance with the sanctioned **FSI of 5.44 (Five Point 2034)**, subject to the following conditions.

All the other conditions mentioned in the earlier LOI issued u/No. SRA/ENG/2985/FN/STGL&ML/LOI dated 17/11/2016 will be superseded by this Revised LOI.

**SRA/ENG/2985/FN/STGL&ML/LOI**

1. The built up area for sale and rehabilitation shall be as per the following scheme parameters. In the event of change in area of plot, Nos. of eligible huts etc. the parameters shall be got revised from time to time.

The salient features of the scheme are as under:

Sr. No.	Particular	Slum Plot
1	Plot Area	26376.38
2	Deductions for a. Garden Park (ROS 1.5) b. Reservoir (EMS 5.1) c. Reservoir (EMS 5.1) + Municipal Staff Quarter (ER 1.1)	255.43 326.52 556.60
	Total	1138.55
3	Net area of plot for computation of t/s density (1-2)	25237.83
4	Gross Plot area considered for FSI (2+3)	26376.38
5	Rehab Built up area	57858.67
6	Common Pass. & Amenity structure	13417.41
7	Rehab component (8 + 9)	71276.08
8	Sale component (7 x 1.20)	85531.30
9	Total BUA approved for the Scheme (5+8)	143389.97
10	FSI sanctioned for the scheme (9÷3)	5.44
11	Sale BUA permissible in situ	85531.30
12	Total Sale Fungible Permissible (11 x 35%)	29935.96
13	Sale permissible in situ including Fungible FSI (11+12)	115467.26
14	Nos. of slum dwellers to be re-accommodated Rehab Residential Residential Cum Comm. Rehab Comm. Existing Religious Structures	1628 Nos. 01 Nos. 75 Nos. 07 Nos.
15	Amenities Balwadi Welfare center Yuva Kendra Health Center Community Hall Society office	07 Nos. 07 Nos. 07 Nos. 07 Nos. 01 Nos. 17 Nos.
16	Nos. of PAP generated in the scheme	Nil
17	TDR, If generated	Nil

2. This Revised LOI is issued on the basis of documents submitted by the applicant. If any of the document submitted by Architect / Developer / Society or Owner are proved fraudulent/misappropriated before the Competent Court/HPC and if directed by Competent Court /HPC to cancel the LOI, then the LOI is liable to be cancelled and concerned person/Society /Developer/Architect are liable for action under version provision of IPC of 1860 and Indian Evidence Act.1872.



3. **Details of land ownership:** As per remarks from DSLR (Mumbai City) the land bearing C. S. No. 6 (Pt.), 16 (Pt.) to 21 (Pt.) of Salt Pan Division belongs to State Government of Maharashtra & C. S. No. 12 (Pt.) of Sion Division belongs to MCGM.
4. **Details to access:** As per Survey Remarks and D. P. remarks 2034 the plot under reference derives access from proposed 27.41 Mtrs. Wide D.P. Road.
5. **Details of D. P. Remarks:** As per the D. P. Remarks 2034, the plot for S. R. Scheme under reference falls in Residential zone. having reservations of Garden Park (ROS 1.5), Reservoir (EMS 5.1) & Reservoir + Municipal Staff Quarter (EMS 5.1 + ER 1.1), Green Belt (ROS 2.7), Monorail buffer, and High Tension Power Lines above Green Belt (ROS 2.7) & it is affected by the 27.41 Mtrs. wide D. P. Road & Road having undefined width.
6. If the land is owned by Govt. or public body the Developer/ Society If the land is owned by Govt. or public body the Developer/ Society shall pay premium at the rate of 25% as per Annual Schedule Rates (ASR) and as per the Govt. notification issued under No. TPB/4308/897/CR-145/08/UD-11 of 16/4/2008 in respect of Slum Rehabilitation Scheme being undertaken on public land belonging to State Govt. and as per the stages as mentioned in the SRA Circular No. 114 dated 02/07/2010.
7. The Developer shall pay Rs. 40,000/- per tenement towards Maintenance Deposit and shall also pay Infrastructural Development charges @ Rs. 840/- (City) per Sq. Mtrs. to the Slum Rehabilitation Authority as per Circular No. 7 dtd. 25/11/1997 or as decided by the Authority.
8. The Developer shall hand over PAP tenements if any within three months after grant of OCC. The said PAP tenements as mentioned in salient features condition No. 3 above be handed over to the Slum Rehabilitation Authority/MHADDA/MCGM or any designated Govt. Authority for Project Affected Persons, each of carpet area 27.88 Sq. Mtrs. free of cost.  
The PAP tenements shall be marked as a PAP tenement on front doors prominently. After completion of the building, the PAP tenements shall be protected by the developer at his cost till handing over to the concerned authority by providing security guards etc.
9. The Amenity Tenements of Balwadi/ Anganwadi shall be handed over to the Woman and Child Welfare Department, Government of Maharashtra as per Circular No. 129. Welfare Centre, Health Center, Yuva Kendra, Community Center, Society Office shall be handed over to the slum dwellers society to use for specific purpose only, within 30 days from the date of issue of OCC of Rehab/Sale bldg. handing over/ Taking over receipt shall be submitted to SRA by the developer.
10. The conditions, if any, mentioned in certified Annexure-II issued by the Competent Authority, it shall be complied with and compliances thereof shall be submitted to this office at appropriate stages.

11. The Developer shall rehabilitate all the additional hutment dwellers if declared eligible in future by the competent Authority, after amending plans wherever necessary or as may be directed.
12. The Developer shall submit various NOC's including that from MOEF as applicable from the concerned authorities in the office of Slum Rehabilitation Authority from time to time during the execution of the S. R. Scheme.
13. When the project land is on public land and the IOA is not obtained with in validation period of LOI, then the developer is liable to pay compound interest at the rate 12% per Annum on balance amount of land premium payable as per Annual Schedule Rates at IOA stage and @ the rate of 3% per annum in same manner for Private land.
14. The Developer shall complete the rehab component of project within the stipulated time period from the date of issue of CC to 1st rehab building as mentioned below :-  

Plot area up to 4000 sq.mt.	→ 36 months.
Plot area between 4001 to 7500 sq.mt.	→ 60 months.
Plot area more than 7500 sq.mt.	→ 72 months.

In case of failure to complete the project within stipulated time period the extension shall be obtained from the CEO (SRA) with valid reasons.
15. The Chief Promoter / Developer shall register society of all Eligible slum dwellers to be re-housed under Slum Rehabilitation Scheme before issue of O.C.C. of Rehab building. After finalizing the allotment of Project Affected Persons (PAP) by the Competent Authority they shall be accommodated as members of registered society.
16. The Developer, Architect shall submit the duly notarized Indemnity Bond on Rs. 200/- non- judicial stamp papers indemnifying the Slum Rehabilitation Authority and its officers against any kind of dispute, accident on site, risks or any damages or claim arising out of any sort of litigation with the slum dwellers / property owners or any others before IOA in a prescribed format.
17. The Developer shall not block existing access/easement right leading to adjoining structures/users and shall make provision of adequate access to the adjoining land locked plot, if any, free of cost and the same shall be shown on layout plan to be submitted for approval on terms and conditions as may be decided by Slum Rehabilitation Authority.
18. A) The Society/Developer/Architect shall display the copy of approved LOI and list of Annexure-II on the notice board of Society and/or in the area at conspicuous place. The photo of such notices pasted shall be submitted to concern Ex. Engineer (SRA) with in a period of two weeks from the date of issue of this LOI.  
 B) That Developer/society shall give wide publicity by way of advertisement in a prescribed format for the approval of S. R. scheme at least in one local Marathi newspaper in Marathi script



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& English newspaper in English script and copy of such news papers shall be submitted to concern Ex. Engineer within two months from the date of LOI.

19. The IOA/Building plans will be approved in accordance with the new DCPR 2034 and prevailing rules, policies and conditions at the time of approval.
20. The Arithmetical error/ typographical error if any revealed at any time shall be corrected on either side.
21. That proper safety measures like barricading, safety net etc. shall be taken on site during construction work as maybe necessary depending upon the type of work and the developer along with their concerned technical team shall be solely responsible for safety.
22. That you shall submit demarcation of 27.41 Mtrs. wide D. P. Road, Garden Park (ROS 1.5), Reservoir (EMS 5.1) & Reservoir + Municipal Staff Quarter(EMS 5.1 + ER 1.1) from the concerned Dept. before asking further C.C. to Sale bldg. No. 02. You shall also submit the plot boundary demarcation from the competent Authority before asking for the further CC to Sale building No. 02 in the layout.
23. As per the SRA policy the following conditions as and when required shall be submitted.
  - a. The Developer shall appoint Project Management Consultants with prior approval of Dy. Ch. E. (SRA) / E. E. (SRA) for implementation/ supervision/ completion of S. R. Scheme.
  - b. The Project Management Consultant appointed for the scheme shall submit progress report regularly to Slum Rehabilitation Authority after issue of LOI.
  - c. That the developer shall execute tri-partie Registered agreement between Developer, Society & Lift supplying Co. or maintenance firm for comprehensive maintenance of electro mechanical systems such as water pumps, Lifts, etc. for a period of ten (10) years from the date of issue of Occupation Certificate to the Rehabilitation building.  
Entire cost shall be borne by the developer and copy of the registered agreement shall be submitted to S.R.A for record before applying for Occupation Certificate including part O.C
  - d. The third party quality auditor shall be appointed for the scheme with prior approval of Dy. Ch. Eng. (SRA)/ E.E.(SRA) for quality audit of the building work at various stages of the S. R. Scheme.
  - e. That the developer shall install fire fighting system as per requirements and to the satisfaction of C.F.O. The developer shall execute tri-parties registered agreement between Developer, Society & Firefighting equipment supplying Co. and /or maintenance firms for comprehensive maintenance for a period of ten (10) years from the date of issue of Occupation Certificate to the building.  
Entire cost shall be borne by the developer and copy of the registered agreement shall be submitted to S.R.A for record before applying for Occupation Certificate including part O.C.

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f. That the structural design of the buildings having height more than 24 Mtrs. shall get peer reviewed from another registered structural engineer/ educational institute like SPCE/ VJTI/ IIT.

24. That you shall submit NOC from CFO before granting plinth C.C. to the Rehab & Sale building in the S.R. Scheme.
25. That you shall register the S.R. Scheme under RERA act.
26. That the NOC from the MMRDA shall be submitted for the Monorail Project before asking for further C.C. Sale bldg. No. 02 in the S. R. Scheme.
27. That the slab over the underground water tank shall be designed as per the "AA" class loading from the Lic. Structural Engineer.
28. That you shall submit the Remarks/ NOC from Electric Supply Company for size and location of substation before granting further C.C to Sale bldg. in the S. R. Scheme.
29. That you shall submit NOC from High Rise Committee before granting further C.C. above 120.00 Mt. to the Sale Building in the S.R. Scheme under reference.
30. That you shall submit NOC for parking from E.E (T&C) MCGM & CFO before granting further C.C. to the Rehab & Sale Building in the S.R. Scheme under reference.
31. That you shall submit NOC from Ex. Eng. (M&E) of MCGM for ventilation of basement, mechanical puzzle parking before granting further C.C. to the Rehab & Sale Building in the S.R. Scheme under reference.
32. That you shall fix CCTV cameras on site in the building under construction with feed to SRA server as per the direction & specification of SRA.
33. As per the Circular No. 130, you shall pay labour welfare cess charges of 1% of total cost of construction as mentioned in stamp duty ready reckoner rate.
34. As per the Circular No. 108, developer has to maintain the Rehab building for a period of 3 years from the date of granting Occupation to the Rehab building. The security deposit/ Bank guarantee as stipulated by SRA shall be retained.
35. As per the Circular No. 137, you shall pay charges of identity card of eligible slum dwellers/lottery
36. As per the Circular No.138, you shall pay the Structural Audit Fees as per the SRA Policy.
37. That you shall submit Registered undertaking for not to misuse part pocket terrace / inner chowk / podium top/basement/ducts/fire check floor/refuge floor etc. free of FSI items before F.C.C. to Sale building under reference.
38. That you shall submit revised civil aviation NOC before F.C.C. above height 120.54 Mt. to Sale building under reference.

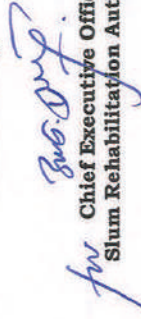


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39. That you shall submit NOC from UDD & police commissioner before Plinth C.C. to the existing Religious structures portion proposed in Rehab building in the S.R. Scheme under reference.
40. That you shall submit layout approval before F.C.C. to Sale Building in the S.R. Scheme under reference.
41. That you shall submit final NOC from TATA Power Line Company for specifically area affecting under basement for parking purpose before granting further C.C. to the Sale Building in the S.R. Scheme under reference.
42. That you shall submit remarks/concurrence from respective dept. of MCGM/UD for reservation of Reservoir and Municipal Staff Quarters before granting further C.C. to Sale Building in the S.R. Scheme under reference.

If applicant Society/ Developer/ Architect are agreeable to all these conditions, then may submit proposal for approval of plans separately for each building, in conformity with the new DCPR 2034 Regulations in the office of the undersigned within 90 days from receipt of this LOI.

Yours faithfully,

  
**Chief Executive Officer**  
**Slum Rehabilitation Authority**

(Hon'ble CEO(SRA) has approved the LOI)





**SLUM REHABILITATION AUTHORITY**

Administrative Building, Pr. Anant Kanekar Marg, Baroda (East), Mumbai - 400 051

Intimation of Approval under Sub regulation 2.3 of Appendix - IV  
of D.C.R. No. 33 (10) Dt. 15.10.97 of Brihanmumbai.

22 MAY 2019

No. ~~SH/PR/18~~ / F-N/STGOVT/0064/20140719/AP/SB-2  
Sale Building No. 2

To,  
M/s. Sejal Shakti Realtors LLP

Sejal Enclave, 173/174 S.V. Road,  
Opp. Beta Show Room, Kandivali (W),  
Mumbai - 400 067.

With reference to your Notice, letter No. 2267 dated 08/02/2019 and delivered  
on 20 and the plans, Sections, Specifications and Description and further particulars  
and details of your building at C.S. No. 6(Pt), 16(Pt) to 21(Pt) of Salt Pan  
Division & C.S. No. 12(Pt) of Sion Division, Mumbai City at Raoli  
Camp, Kokhari Agar, Sardar Nagar no. 4, Sion Koliwada, Mumbai - 37,

furnished to me under your letter, dated 08/02/2019. I have to inform you that the proposal  
of construction of the building or work proposed to be erected or executed is hereby approved under  
section 45 of the Maharashtra Regional & Town Planning Act, 1966 as amended up-to-date, subject to the  
following conditions :

A. THAT THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH  
BEFORE COMMENCEMENT OF THE WORK UP TO PLINTH LEVEL

- A.1) That the Commencement Certificate u/s. 44(6) (1) of the MR & TP Act, Shall be obtained before starting the proposed work.
- A.2) That the compound shall be constructed, after getting the plot demarcated from the concerned authority, on all sides of the plot clear of the 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)
- A.3) That the structural Engineer shall be appointed, and the Supervision memo as per Appendix XI D.C. Regulation 5(3) (x) shall be submitted by him.
- A.4) That the Structural design and calculations for the proposed work accounting for system analysis as per relevant I.S. code along with plan shall be submitted before C.C.

Subject to your so modifying your intention as to comply the aforesaid mentioned conditions and meet by requirements. You will be at liberty to proceed with the said building or work at anytime before the day of 20 but not so as to contravene any of the provisions of the said Act as amended as aforesaid or any rule, regulations of bye-law made under that Act at the time in force.

Your attention is drawn to the special Instructions and Notes accompanying this Intimation of Approval

  
Executive Engineer, (S.R.A.)

**SPECIAL INSTRUCTIONS**

- (1) IN CASE OF PRIVATE PLOTS THIS INTIMATION OF APPROVAL GIVES NO RIGHT TO BUILD UPON LAND WHICH IS NOT YOUR PROPERTY.
  - (2) Under Section 151 & 152 of M.R & T.P. Act 1966, as amended the Chief Executive, Officer, Slum Rehabilitation Authority has empowered the Chief Engineer (S.R.A.) Executive Engineer (S.R.A.) to exercise, perform and discharge the powers, duties and functions conferred and imposed upon and vested in the C.E.O. (S.R.A.) by section of the said Act.
  - (3) Proposed date of commencement of work should be communicated to this office.
  - (4) One more copy of the block plan should be submitted to the Collector, Mumbai / Mumbai Suburbs District as the case may be.
  - (5) Necessary permission for Non-agricultural use of the land shall be obtained from the Collector, Mumbai / Mumbai 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 Approval.



## 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. The temporary structures for storing constructional materials shall be demolished before submission of building completion certificate and a certificate signed by Architect submitted alongwith 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 hoarding is constructed and application is made to the Ward Officer of M.C.G.M. with the required deposit for the construction of carriage entrance, over the road side drain.
- (6) The owners shall intimate the Hydraulic Engineer of M.C.G.M. or his representative in wards of M.C.G.M. 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 presumed that Municipal tap water has been consumed on the construction works and bills preferred against them accordingly.
- (7) The hoarding or screen wall for supporting the depots of building materials shall be constructed before starting any work even though no materials may be expected to be stabled in front of the property. The scaffoldings, bricks, metal, sand, 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 compliance of abovesaid conditions is approved by this department.
- (9) No work should be started unless the structural design is submitted from LSE.
- (10) The work above plinth should not be started before the same is shown to this office Sub-Engineer (SRA) 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 of Greater Mumbai 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/Amalgamation under No. \_\_\_\_\_ should be adhered to and complied with.
- (13) No Building/Drainage Completion Certificate will be accepted and water connection granted (except for the construction purposes) unless road is constructed to the satisfaction of the concerned Ex. Engineer of M.C.G.M. 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 concerned Ex-Engineer of M.C.G.M. including asphaltting, lighting and drainage before submission of the building Completion Certificate.
- (16) Flow of water through adjoining holding or culvert, if any should be maintained unobstructed.
- (17) The surrounding open spaces around the building should be consolidated in concrete having broken glass pieces at the rate of 0.125 cubic metres per 10 Sq.Mtrs below pavement.

- (18) The compound wall or fencing should be constructed clear of the road widening line with foundation below level of the bottom of road side drain without obstructing flow of rain water from adjoining holding before starting the work to prove the owner's holding.
- (19) No work should be started unless the existing structures or proposed to be demolished are demolished.
- (20) 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 Chief Engineer (SRA) is satisfied with the following :
  - (i) Specific plans in respect of evicting or rehusing the existing tenants on your plot 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 for the alternative accommodation in the proposed structure.
  - (iii) Plans showing the phase 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.
- (21) In case of additional floor no work should be started during monsoon which will give rise to water leakage and consequent nuisance to the tenants staying on the floor below.
- (22) The bottom of the over head storage work above the finished level of the terrace shall not be more than 1 metre.
- (23) The work should not be started above first floor level unless the No Objection Certificate from the Civil Aviation Authorities, where necessary, is obtained.
- (24) It is to be understood that the foundations must be excavated down to hard soil.
- (25) The positions of the manahis and other appurtenances in the building should be so arranged as not to necessitate the laying of drains inside the building.
- (26) No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing from the Chief Executive Officer of Slum Rehabilitation Authority.
- (27) All gully traps and open channel shall be provided with right fitting mosquito proof covers as per relevant I. S. specifications.
- (28) No broken bottle should be fixed over boundary walls. The prohibition refers only to broken bottles & not to the use of plains glass for coping over compound wall.
- (28) If the proposed addition is intended to be carried out on old foundations and structures, you will do so at your own risk.

*Rajendra Zaitiy*  
Executive Engineers. (S.R.A.)



- 5) The owner/Developer shall display the Project details at site before starting of the work such as name, address of owner/Developer, Architect, Structural Engineer as well as file No.
- 6) That you shall bear the cost of carrying out infrastructure works right up to the plot, and shall strengthen the existing infrastructure facility and / or provide services of adequate size and capacity as per the directives of the Slum Rehabilitation Authority, issued during execution period.
- 7) That you shall form a federation of societies along with other societies if applicable so as to maintain common amenities such as internal road, recreation ground, street lights etc.
- 8) That the Developer shall incorporate the clause in the registered agreement executed with eligible slum dwellers and project affected persons that they shall not sell or transfer tenements allotted under Slum Rehabilitation to anyone else except the legal heirs for a period of 10 (ten) years from the date of taking over possession/date of allotment, without the prior permission of the CEO (SRA).
- 9) That you shall provide transit accommodation to the slum dwellers with requisite amenities, if required to be shifted for construction of proposed building, till the permanent tenements are allotted and possession is given, complying all formalities and existing amenities shall be maintained in sound working condition till slum dwellers are re-housed in the proposed rehabilitation tenements.
- 10) That you shall obtain the phased permission for construction of the temporary transit accommodation from Slum Rehabilitation Authority along with the phase-wise development programme and the list of the eligible slum dwellers shifted in the transit camp or shifted on rental basis duly signed by Developer & Committee members of society shall be submitted before requesting C.C. for Rehab bldg.
- 11) That you as Architect / Developer / Society / PMC shall strictly observe that the work is carried out as per phased programme and Bar-Chart approved by the Slum Rehabilitation Authority and you shall submit quarterly progress report to the Slum Rehabilitation Authority along with photographs and certificate showing the progress of the construction work on site achieved as per approved phased programme. Even if the progress is nil, report shall be submitted by the Architect stating reasons for delay.
- 12) That the existing stand post water connections in the scheme shall be disconnected after demolition of respective hutments and all the dues shall be paid & cleared by the developer in consultation with AE (WW) of concerned ward.
- 13) That you shall make payment in respect of the depreciated cost of any toilet block(s) existing on the slum plot to the Municipal Corporation of Greater Mumbai through Ch.E. (MSDP) / Ch.E.(SP) / Asst. Commissioner of concerned Ward, as the case may be if the same is required to be demolished for development under SRA.

- 14) That you shall pay development charges as per provisions of 124 E of M.R. & T.P. Act separately for sale built up area as per prevailing Stamp Duty Ready Reckoner rate.
- 15) That the minimum plinth height shall be 30 cm. above the Surrounding ground level or in areas subject to flooding the height of plinth shall be at least 60 cm. above the high flood level.
- 16) That the low lying plot shall be filled up to a reduced level of at least 92 T.H.D. or 15 cm. above adjoining road level whichever is higher with murrum, earth, boulders etc. and shall be leveled, rolled, consolidated and sloped towards road.
- 17) That the internal drainage layout shall be submitted & got approved from concerned Asst. Engineer (SRA) and the drainage work shall be executed in accordance with the approved drainage layout.
- 18) That the existing structure proposed to be demolished shall be demolished with necessary phase program by executing agreement with eligible slum dwellers.
- 19) That the Registered site supervisor through Architects/Structural Engineer shall be appointed before applying for C.C. & quarterly report from the site supervisor shall be submitted through the Architect/Structural Engineer certifying the quality of the construction work carried out at various stages of the work.
- 20) That no construction work shall be allowed to start on the site unless labour insurance is taken out for the concerned labours and the same shall be revalidated time to time. And the compliance of same shall be intimated to this office.
- 21) That the Registered Undertaking from the Developer and Society shall be submitted for the following
  - i) Not misusing part/pocket terrace/free of FSI areas.
  - ii) Not misusing silt.
  - iii) Not misusing Refuge Area.
  - iv) To demolish the excess area if constructed beyond permissible F.S.I.
  - v) Handing over setback land free of compensation alongwith the plan.
  - vi) To demolish the Transit camp constructed outside on site within 1 month of Rehab O.C. & as may be directed by SRA.
- 22) The Structural designs and the quality of materials and workmanship shall be strictly as per conditions laid down in Regulation 45 of DCR 1991 amended up to date.
- 23) That the C.C. shall be released as per the co-relation Rehab BUA & P.R.C in words policy as may be decided by SRA.
- 24) That you shall submit the NOC's as applicable from the following concerned authority in the office of Slum Rehabilitation Authority at a stage at which it is insisted upon by the concerned Executive Engineer (SRA).



Sr. No.	NOC's	Stage of Compliance
1	A.A. & C. F/N' Ward	Before Plinth CC of Sale bldg.
2	H.E. from M.C.G.M.	Before Plinth CC.
3	Tree Authority	Before Plinth CC.
4	Dy. Ch. Eng.(SWD) W.S.	
	i) Regarding Internal SWD	Before Further CC.
5	Dy. Ch. Eng.(S.P.) (P & D)	Before Plinth CC.
6	Dy.Ch.Eng.(Roads) W.S.	Before Plinth CC.
7	P.C.O.	Before Plinth CC.
8	BEST / TATA / Reliance Energy / MSEB / Electric Co.	Before Further CC.
9.	E.E. (M&E) of MCGM	Before Further CC/OCC of Bldg.
10.	E.E. (T&C) of MCGM for Parking Layout	Before Plinth CC.
11.	CFO	Before Plinth CC.
12.	Nalla Remarks	Before Further CC.

25) That you shall submit the Registered Undertaking from developer for executing Tripartite agreement between Developer, Society & service providers for electro mechanical maintenance of lifts, pumps, fire fighting devices etc. & at the cost of Developer for period of 10 years.

26) That the design and construction of the proposed building will be done under supervision of Registered Structural Engineer as per all relevant I.S. Codes including seismic loads, fire engine loads, precautions for submerged structural members as well as under the supervision of Architect and Licensed Site Supervisor.

27) That you shall take proper precautions for safety like barricading, safety nets etc. as directed by Safety Engineer/Structural Engineer, Geotech Consultant towards workers, occupants, adjoining structures etc. & you & your concerned team shall be responsible for safety.

**B. THAT THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH BEFORE FURTHER C.C. OF SUPER STRUCTURE: -**

- 1) That a plan, showing the dimensions of the plinth and the available open spaces certified by the Architect shall be submitted and the same shall be got checked & certified by the concerned Sub Engineer (SRA).
- 2) That the stability certificate for work carried out upto plinth level/silt level shall be submitted from the Lic. Structural Engineer.
- 3) That the quality of construction work of bldg. shall be strictly monitored by concerned Architect, Site supervisor, Structural Engineer, Third Party Quality Auditor and Project Management Consultant. The periodical report as regards to the quality of work shall be submitted by Architect along with test result.
- 4) That you shall submit the P.R. Card with area mentioned in words duly certified by Superintendent of Land Records for amalgamated/sub-divided plots before requesting C.C. for last 25% of sale built up area.

**C. THAT THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH BEFORE GRANTING O.C. TO ANY PART OF THE PROPOSED BUILDING.**

- 1) All the conditions of Letter of Intent shall be complied with at relevant stages & before asking for occupation certificate of composite building.
- 2) The Building Completion Certificate in prescribed Performa certifying work carried out as per specification shall be submitted.
- 3) That some of the drains shall be laid internally with C.I. pipes.
- 4) That you shall develop the layout access/D.P. Road/setback land including providing streetlights as per the remarks/specifications MCGM. And submit the completion certificate from E.E. (Road Construction) as per the remarks.
- 5) That the dustbin shall be provided as per requirement.
- 6) That carriage entrance over existing SWD shall be provided and charges if any for the same shall be paid to MCGM before requesting occupation.
- 7) That the surface drainage arrangement shall be provided in consultation with E.E. (SWD) as per the remarks and a completion certificate shall be obtained and submitted before requesting for occupation certificate/B.C.C.
- 8) That the requirements from the M.T.N.L. / Reliance Energy /concerned electric Supply Co. shall be complied and completed with before asking occupation permission.
- 9) That the Architect shall submit the debris removal certificate before requesting for occupation permission.



- 10) That the surrounding open spaces, parking spaces and terraces shall be kept open and unbuilt upon and shall be leveled and developed before requesting to grant permission to occupy the building or submitted the B.C.C. whichever is earlier.
- 11) That the name plate/board showing Plot No., Name of the Bldg. etc. shall be displayed at a prominent place.
- 12) That the N.O.C. from Inspector of Lifts, P.W.D. Maharashtra, shall be obtained and submitted to this office.
- 13) That the drainage completion Certificate from E.E. (S.P.) (P & D) for provision of septic tank/soak pit/STP shall be submitted.
- 14) That stability Certificate from Structural Engineer in prescribed Performa 'D' along with the final plan mounted on canvas shall be submitted.
- 15) That the single P.R. cards for the amalgamated plot shall be submitted.
- 16) That the N.O.C. from the A.A. & C. F/N' Ward shall be obtained and the requisitions, if any shall be complied with before O.C.C.
- 17) That the allotment list of slum dweller to be accommodated in the building as per lottery conducted by A.R.S. shall be submitted in duplicate before submitting OCC.
- 18) That completion certificate from C.F.O. shall be submitted.
- 19) That you shall submit P.R. Card and CTS plan thereby clearly earmarking the rehab plot and sale plot and built up area as per the approved layout.
- 20) That the completion certificate from E.E. (T&C) of MCGM for parking shall be submitted.
- 21) That the completion certificate from E.E. (M&E) of MCGM for Ventilation/Stack parking/Mechanical Parking System shall be submitted.
- 22) That the completion certificate from Tree Authority of MCGM shall be submitted.
- 23) That you shall submit the receipt for handing over of buildable / non-buildable reservations before requesting full OCC of sale bidg.
- 24) That the Rain Water Harvesting system should be installed/provided as per the direction of U.D.D., Govt. of Maharashtra under No. TPB/432001/2133/CR-230/01/UD-11 dtd.10/03/2005 and the same shall be maintained in good working conditions all the time, failing which penalty of Rs.1000/- per annum for every 100 sq.mt. of built-up area shall be levied.

**D. THAT THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH BEFORE B.C.C.**

- 1) That certificate under Section 270A of B.M.C. Act. shall be obtained from H.E.'s department regarding adequacy of water supply.
- 2) That you shall have to maintain the rehab building for a period of 3 years from the date of granting occupation to the rehab bidg.
- 3) That you shall have to maintain the electro mechanical systems such as water pumps, lifts, etc. for a period of ten years from the date of issue of Occupation Certificate to the Rehabilitation / Composite building.
- 4) That the Amenity Tenements i.e. 07 no. of Balwadi, 07 no. of Welfare Centre, 07 no. of Yuva Kendra, 07 no. of Health Centre, 01 no. of Community Hall & 17 no. of Society Office shall be handed over to competent authority within 30 days from the date of issue of OCC of Rehab/Composite bldg.

**NOTES:**

1. That C.C. for sale building shall be controlled in a phase wise manner as decided by CEO (SRA) in proportion with the actual work of rehabilitation component as per Circular No. 98 & 104.
2. That no occupation permission of any of the sale wing/sale building/sale area shall be considered until Occupation Certificate for equivalent Rehabilitation area is granted.
3. That CEO (SRA) reserves right to add or amend or delete some of the above or all the above mentioned conditions if required, during execution of Slum Rehabilitation Scheme.

  
 Executive Engineer - I  
 Slum Rehabilitation Authority





**SLUM REHABILITATION AUTHORITY**

Administrative Building, Anant Kanekar Marg, Bandra (east), Mumbai - 400051  
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM 'A')

DEVELOPER COPY

Sr. No. **065**

NOF-N/STGOVT/0064/20140719/AP/SB-2

COMMENCEMENT CERTIFICATE

SALE BUILDING NO. **02**

To,

**M/S. SEJAL SHAKTI REALTORS LLP**

**Sejal Encasa, 173/174, S.V. Road  
Opp. Bata Show Room, Kandivalli (W),  
Mumbai - 400 067.**

**22 MAY 2019**

Sir,

With reference to your application No. **2267** dated **05/02/2019** for Development Permission and grant of Commencement Certificate under section 44 & 69 of the Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No. **6(Pt.), 16(Pt.) to 21(Pt.) of Salt Pan Division & C.S.166. 12(Pt.) of Slon Division, Mumbai City at Haveli Camp, Kokernagar,**

**Sardar Nagar No. 4, Slon Koliwada, Mumbai**

of village **F/N** Situated at **Mumbai - 400 037**

The Commencement Certificate / Building Permit is granted subject to compliance of mentioned in LOI U/R No. **SRA/ENG/2985/FN/STGOVT&ML/LOI** dt. **20/05/2019** IDA/URN: **F-N/STGOVT/0064/20140719/AP/SB-2** dt. **22/05/2019** and on following conditions.

- The land vacated in consequence of endorsement of the setback line/road widening line shall form part of the Public Street.
- That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any reason until occupancy permission has been granted.
- The Commencement Certificate/Development permission shall remain valid for one year from the date of its issue. However the construction work should be commenced within three months from the date of its issue.
- This permission does not entitle you to develop land which does not vest in you or in contravention of the provision of coastal Zone Management Plan.
- If construction is not commenced this Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
- This Certificate is liable to be revoked by the C.E.O. (SRA) if:-
  - The development work is not in accordance with the sanctioned plans.
  - Any of the condition subject to which the same is granted or any of the restrictions imposed by the C.E.O. (SRA) is contravened or not complied with.
  - The C.E.O. (SRA) 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 and 45 of the Maharashtra Regional and Town Planning Act 1966.
- The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The C.E.O. (SRA) has appointed **SHRI. P. P. MAHISHI** Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

This C.C is granted for work up to **Top of Plinth (Including Basements)**

For and on behalf of Local Authority  
The Slum Rehabilitation Authority

Executive Engineer (SRA)  
FOR

CHIEF EXECUTIVE OFFICER  
(SLUM REHABILITATION AUTHORITY)

**F\_N/STGOVT/0064/20140719/AP/SB-2** **21 SEP 2020**

This C.C. is re-endorsed as per Approved Amended plans date **21/09/2020**

Executive Engineer  
Slum Rehabilitation Authority

**FN/STGOVT/0064/20140719/AP/SB-2** **16 NOV 2021**

This C.C. is re-endorsed as per approved amended plans dtd. **16/11/2021.**

Executive Engineer  
Slum Rehabilitation Authority

**FN/STGOVT/0064/20140719/AP/SB-2** **10 AUG 2022**

This C.C. is extended from ground + 1st to 9th upper floors for brick and masonry work and R.C.C. framework from 10th to 39th upper floors + OHWT + LMR in Tower 1 of Sale Building No. 2 as per the last approved amended plans dtd. **16/11/2021.**

Executive Engineer  
Slum Rehabilitation Authority

**FN/STGOVT/0064/20140719/AP/SB-2** **11 JAN 2023**

This C.C. is re-endorsed as per approved amended plans dtd. **27/12/2022.**

Executive Engineer  
Slum Rehabilitation Authority







1. Sheet No.	2. Name of Street or Locality	3. Street No.	4. Cadastral Survey No.	5. Tenure	6. Area in Sq.Yards/Mtrs.	7. Leightons Survey No.	8. Collectors New No. (Collectors Rest Roll No.)
512,513,519,520,521,549,549,514 TO 517 ETC.	-NIL-	-NIL-	6 1/4 2/4 3/4		50 YARDS 127326.7 44818.65 1226602.05 1027435.40 56 METERS VIDE COLUMN 2 340733.66 684701.54 18708.77 12809.00 33028.00 6067.67 14461.21 PL. SEC 1948 1147 OF 1915 VOL. 91/10 COL. 13 1002.00 119459.21 56 METERS 12925.87 4346.17 8577.70 BALANCE AREA 50 YARDS 1228802.05 50 METERS 1827438.24 837.80 1026009.46 4249.17 1822250.29 340733.66 301510.41 4346.17 605066.00 4244.50 681502.10	-NIL- (-NIL-)	

9. Ground Rent due to Govt.	10. Name of Person in Beneficial Ownership	11. Mode of Acquisition by Present Owner	12. Devolution of Title
- NIL -	(A) - THE SECRETARY OF STATE FOR INDIA IN COUNCIL	(B) - THIS LAND IS DECLARED AS PROTECTED FOREST U/S 29 OF THE INDIAN	- NIL -



9. Ground Rent due to Govt.	10. Name of Person in Beneficial Ownership	11. Mode of Acquisition by Present Owner	12. Devolution of Title
	(MANAGER SWAMP & WASTE LAND IN CHARGE OF THE COLLECTOR OF BOMBAY) (B) - ("PROTECTED FOREST") (C) - RESERVED FOREST (IN RESPECT OF AREA 39.28 (H.A.)) (D) - (INANCE DEPARTMENT GOVT. OF MAHARASHTRA (AREA 30000 SQ. METERS))	FOREST ACT, 1927 BY DIVN. COMMISSIONER, KONKAN DIVISION, VIDYUT. N. & F. DEPTT. MEMORANDUM NO. 5-30/2005 C. NO. 627/1 DT 5-7-2000 THE NOTIFICATION IS PUBLISHED GOVT. GAZETTE DT. 7TH JULY 2000 ON PAGE 225 AND ALSO HIGH COURT BOMBAY ORDER IN PETITION NO. 3246/04 DT. 3-10-2005 IN RESPECT OF AREA 39.28 (H.A.) OF THIS PROPERTY VIDE N.R. NO. 538/99 (C) - AS PER DIVISIONAL COMMISSIONER KONKAN DIVISION NOTIFICATION DATED 2ND SEPTEMBER 2013 MENTIONED THAT THE GOVT. OF MAHARASHTRA HAS IN EXERCISE OF THE POWERS CONFERRED BY SECTION 3 OF THE INDIAN FOREST ACT, 1927 (16 OF 1927) DECIDED TO CONSTITUTE THE "B" IN COL. 10 LAND (IN RESPECT OF AREA 39.28 (H.A.)) OF THIS DIVISION TO BE CHANGED TO "C" IN COL. 10 AS "RESERVED FOREST" HENCE THE NAME OF "B" IN COL. 10 DELETED VIDE NOTATION TR. NO. 27/2014 (D) - VIDE GOVT. IN R. & F. J. RESOLUTION NO. LAND/2514/37/C.R. 9/3-2 DT. 25 JULY 2015, AREA ADMEASURING 30000 SQ. METERS, GIVEN ON LEASE FOR 30 YRS. FROM 27-06-2014 ON MONTHLY RENT AND ON TERMS AND CONDITIONS STIPULATED IN SAID G.R. FOR CONSTRUCTION "SALES TAX BHAVAN" VIDE N.R. NO. 9/2015	



13. Original Grant from Govt., if any	14. Lease from Public Body or Faziadar	15. Ground Rent due to Public Body or Faziadar	16. Superintendent's Initial
- NIL -	- NIL -	- NIL -	(B) 507/14 & 60 N.S., 507/14-00, 507/14-00-00 SUPD. N.C.S. & L.R. (C) 507/24 & 2014 AGSTT. SUPD., 507/24-9 2014 SUPD. N.C.S. & L.R. (D) 507/7-8 2015 N.S., 507/7-8-15 AGSTT. SUPD., 507/7-8 2015 SUPD. N.C.S. & L.R.

17. Remarks

- SANCTION IS ACCORDED TO LAY 1 1/4" WATER LINE ALONG THE GOVT. SALT PAN ROAD AT ANTOP HILL SUBJECT TO THE CONDITION SET IN THE AGREEMENT VIDE G.R. N.L. 9 NO. 6070/27 DT. 20-9-1932 VIDE LND 1364 507-22-X

- SANCTION IS ACCORDED TO THE EASTERN CHEMICAL COMPANY I.C.S. NO. 85 OF S-PAN (BVI) TO THE SALT PAN ROAD MATONGA FOR THEIR LIGHT LOAKIES CARRYING LOADS ON CONTRIBUTING RS. 500/- P.A. TOWARDS THE UPKEEPS OF THE ROAD WITH EFFECT FROM 1-11-35. THE AMOUNT TO BE CREDITED TO THE HEAD XXII CIVIL WORKS CENTRAL VIDE P.W.D. RESOLUTION NO. 7354/27 DT. 25TH APRIL, 1934 AND GOVT. ORDER NO. 7356/27-N P.W.D. DT. 14TH MAY 1934 LND 1429 507-27-0-37

- LEASE DT. 16-12-35 FOR 10 YEARS BETWEEN THE SECRETARY OF STATE FOR INDIA IN COUNCIL AND YUSUF EBRAHIM FROM 1-3-1940 TO SANAD GATHER





17. Remarks



-B----- PEARL DISPLAY & -----  
 SD/4-1-36  
 CORRECTION CARRIED OUT AS PER SUPPT'S ORDER DT.7-12-63 IN CASE NO. SB-LND-2581  
 SD/12-12-61,SD/12-12-63  
 \* AN AREA OF 6667.67 OUT OF AN AREA OF 23526.00 OF C.S.NO.2/6 AND AN AREA OF 2509 SQ.FMS.FOR C.S.NO.2/6 SHOWN BEEN TRANSFERRED TO THE MUNICIPAL CORPORATION FOR GREATER BOMBAY VICE LETTER NO.C.NO.161201 BUD/6 DT.3-1-1964 FROM D1.SALT COMMISSIONER BOMBAY REF-LND 2581  
 \* THIS ENTRY HAS BEEN CANCELLED AS IT WAS ERRONEOUSLY TAKEN THE AREA DEDUCTED IS THEREFORE ADDED TO THE RESERVE AREA AND NOW AS PER THE N.S.NO.26/2003 AN AREA OF 4304.30 SQ.METERS HAVE BEEN DEDUCTED FROM THIS HOLDING AND ADDED TO C.S.NO.160 OF THIS DIVN. VIDE N.S.NO.167/2004 SD/-8-11-2004 N.S.,SD/-6-11-04 SUPPT.N.C.S.& L.R.  
 \* X-(LAND ADMEASURING 4346.17 SQ.MTS.HAS BEEN ACQUIRED AND POSSESSION HANDED OVER TO B.N.C.ON 14-3-76 FOR CONSTRUCTION OF GODOWN FOR STORING HAZARDOUS CHEMICALS (GODDOWNS ARE SHIFTED FROM D & C HARD) THIS NOTE IS TAKEN AS PER SUPPT'S ORDER DT.2-3-80 REF:SD/TPD/LND 29651 [SD/-16-12-80 SUPPT.] \* VIDE COL.17  
 \* AN AREA OF 340733.86 SQ.METERS IS DEDUCTED FROM THIS HOLDING AND ADDED TO C.S.NO.8 OF THIS DIVISION AS THE LAND IS HANDED OVER TO B.N.C.B.A.85 PER GOVERNMENT RESOLUTION UP AND P.N.DEPT.NO.B.N.R.B.A 3179/2027/CR-313101/ND-28 DATED 5-11-81 AND UNDER LETTER NO.REVENUE AND FOREST DEPT.NO.LBL/2579/42017/CR 601/6-9 DATED 30-11-85 AND POSSESSION HANDED OVER ON 16-6-82 AND 29-6-84 REF:-NO: 5/TPS/LND/2976 SD/-10-7-86.SD/-17-11-86.SUPPT.DCS & L.R.  
 [FOR C.S.NO.2/6 AND \* 3A/6 PL.SEE PAGE 150 OF VOLUME 319]  
 [\*-4-FOR C.S.NO.4/6 PL.SEE PAGE NO.152 OF VOL.319 ]  
 \* -4-ASSIGNED C.S.NO.4/6 VIDE P.NO.152 OF VOLUME 319  
 \* -4-ACQUIRED FOR B.N.C.VIDE VOLUME NO.2  
 \* -4-TRANSFERRED TO B.N.R.B.A.VIDE COLUMN NO.2 SD/-7-11-86 SR.SURVEYER(NV).SD/-17-11-86.SUPPT.DCS & L.R.  
 ADDITIONAL COLLECTOR COMPITANT AUTHORITY(GODRAH LAND CELLING) GREATER MUMBAI HAS INFORMED VIDE HIS LETTER NO.C/PUC/DESK-3/9-20/IND/2016 DT.4-12-2016 AND DT.10-02-2011 THAT THIS LAND IS EXEMPTED FOR INDUSTRIAL USE AND IT SHOULD NOT BE TRANSFERRED WITHOUT PRIOR PERMISSION OF GOVT. OF MAHARASHTRA INRESPECT OF AREA ADMEASURING ..... SQ.MTRS. VIDE N.S.NO.942/10 SD/-11-2-11 N.S.,.....ASSTT.SUPPT.,.....SUPPT.NCS & L.R.



17. Remarks

NOTE:- ABOVE ENTRY IS NOT CERTIFIED AND AREA IS NOT MENTIONED

Name of Applicant: RANESH POTTABATHINI  
 Date of Application: 09/05/2022  
 Fee recovered: Rs. 888888.00  
 Reference of issues: 00000000000000  
 Date of issue:

1115122  
 तयार करणार्थ  
 तपासणी करणार्थ  
 27 MAY 2022

( Rectangular " [ ] " Brackets shows entry deleted )  
 Note :- This is a true copy of the extract of C.S.Register which foras part of this office record and the area of the property referred to therein is 681502.10 Sq. meters. (SIX LAKH EIGHTY ONE THOUSAND FIVE HUNDRED TWO POINT TEN sq. mtrs. ONLY)

Superintendent  
 Mumbai City Survey and Land Records



1. Sheet No.	2. Name of Street or Locality	3. Street No.	4. Cadastral Survey No.	5. Tenure	6. Area in Sq.Yds/Sq.Fts.	7. Lachton's Survey No.	8. Collectors Rev. No. (Collectors Heat Roll No.)
60,669,670,671,661,685,6 86,662,645,646	-NIL-	-NIL-	12	TC.T.TRUST IF LAND MPL.LAND	-NIL-		-NIL- (-NIL-)

9. Ground Rent due to Govt.	10. Name of person in Beneficial Ownership	11. Mode of Acquisition by Present Owner	12. Devolution of title
- Nil -	(A)-I-THE TRUSTEES FOR THE IMPROVEMENT OF THE CITY OF BOMBAY (B)-X-1-MUNICIPAL CORPORATION OF GREATER MUMBAI	(B)-VIDE LETTER NO.AC/ESTATE/GEN-832/A.C.(18P)-3/PRC DT.22-02-2019 ISSUED BY EXECUTIVE ENGINEER (IMPROVEMENT)-I ESTATE,NCM INFORMED THIS OFFICE THAT AS PER SECTION 91A,91B,91C & 354B OF MUMBAI MUN. ACT,1888 THE PROPERTIES IN REVENUE RECORDS BELONGS TO TRUSTEES FOR THE IMPROVEMENT OF THE CITY OF BOMBAY, WILL BE VESTED IN THE HAND OF "MUNICIPAL CORPORATION OF GREATER MUMBAI" UNLESS NECESSARY CORRECTION MADE IN COL.5,COL.10 OF PROPERTY CARD MENTIONED IN ABOVE LETTER ISSUED BY M.C.D.M. VIDE NOT. IN NO. 67/2019	- Nil -

13. Original Grant from Govt., if any	14. Lease from Public Body or Fazzidar	15. Ground Rent due to Public Body or Fazzidar	16. Superintendent's initial
- Nil -	- Nil -		(B)-SD/-19-3-19 NS-5,SD/-26-4-19 ASSTT.SUPDT.,SD/-26-4-19 SUPDT.NCSALR

17. Remarks

A PART OF THIS HOLDING AREA SURKING 1150 SQ.YDS IS ASSESSED UNDER L.N.A.A RE.1/-P.A.(C.R.R.NO.7284) AS THE LAND IS USED AS A CENETARY & THE PALEX OF THE VILLAGE HAS NO PRIVATE RIGHT (VIDE GENERAL FILE 75 & ALSO L.N.V.-5151853)

AN AREA OF 8513 SQ.YDS ACQUIRED IN GOVT. OF INDIA FOR TENEMANTS FOR DISPLACED PERSONS VIDE S.L.A.O'S ANMO STATE NO.236 DT.23-2-34 REF.SLAB.....  
 CASE NO.248  
 SD/-3-3-39,SD/-3-3-39

(DEED NO.1793/78) DEED OF CONVEYANCE DT.14-8-78 IS RETD.UNNOTED TO SUB-REGISTRAR FOR NOT COMPLYING THIS OFFICE MEMO DT.10-1-89 SD/-8-12

(-1130.00) FOR C.S.NO.1/12 VIDE COL.17

(-8513.00) FOR C.S.NO.2/12 VIDE COL.17 SEE PAGE 89

(-183.00) FOR C.S.NO.3/12 PL.SEE PAGE NO.9 OF VOL.327A

17. Remarks

SQ.METERS  
 744.63  
 7117.95  
 153.61

( Rectangular "i" Brackets shows entry deleted )

Note :- This is a true copy of the extract of C.S.Register which forms part of this office record and there is no mention of the area

Name of Applicant: RAMESH POTTABATLIHI  
 Date of Application: 06/05/2022  
 Fee recovered: Rs.8888850.00  
 Reference of issue: 6068053220227  
 Date of issue :

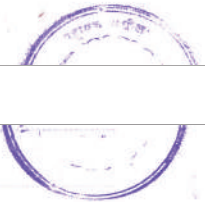
27 MAY 2022

Superintendent  
 Mumbai City Survey and Land Records



This Extract of C. S. Register Issued under the search application only.

Assistant Superintendent Cum. City Survey Office No. 1/2, Mumbai.





1. Sheet No.	2. Name of Street or Locality	3. Street No.	4. Cadastral Survey No.	5. Tenure	6. Area in Sq.Yds/Mtrs.	7. Leachtons Survey No.	8. Collectors New No. (Collectors Rent Roll No.)
662,669	SION (AGAR KHARI)	-NIL-	16	(VIDE C.S.NO. 241)	58.7480 ( 6425.00 ) 58.86185 5376.46 VIDE # - 1483.44 COL. 17 3887.00	PART OF 3	-NIL- (-NIL-)

9. Ground Rent due to Govt.	10. Name of Person in Beneficial Ownership	11. Mode of Acquisition by Present Owner	12. Devolution of Title
VIDE C.S.NO. 241	(A)-THE HOLDERS OF C.S.NOS.53,70,54,71,32,65,68 & 77 -(COMMON RESERVATION) (B)-THE GOVERNOR OF MAHARASHTRA -(U.D.& P.N.D.SACHDEVALYA)-	(A)-VIDE C.S.NO.53,70,54,71,32,65,68,77 (TR.NO.3/3-4-1965) (B)-LAND ACQUIRED FOR MADALA CHENBUR RECLAMATION SCHEME POSSESSION TAKEN ON 15.3.1965 REF-LAQ-SR/111/71/445	-NIL-

13. Original Grant from Govt., if any	14. Lease from Public Body or Faziadar	15. Ground Rent due to Public Body or Faziadar	16. Superintendent's Initial
-NIL-	-NIL-	-NIL-	(B) 50/6-10-66, 50/7-10-66 SUPOT.

17. Remarks

8-AN AREA OF 1483.44 SQ.METERS IS DEDUCTED FROM THIS HOLDING AND ADDED TO C.S.NO.8 OF THIS DIVN.AS THE LAND IS HANDED OVER TO S.N.R.S.A AS PER GOVT.RESOLUTION U.D.AND P.N.D. DEPT. NO.D.N.R.D.A.3179/2027/CR-313(B) /UD 25 DATED 5.11.81 AND UNDER LETTER NO.REVENUE AND FOREST DEPT. NO.LBL/2579/42017/CR-601/G-8 DATED 30-11-83 AND POSSESSION HANDED OVER ON 29-6-84  
REF-NO.S/TPS/LMD-2996  
50/10-7-86, 50/10-7-86 SUPPT. D.C.S.A L.R.

(Rectangular 'E' Brackets shows entry deleted)  
Note: This is a true copy of the extract of C.S. Register which forms part of this office record and the area of the property referred to therein is 3887.00 sq. meters.  
THREE THOUSAND EIGHT HUNDRED EIGHTY SEVEN sq. mtrs. ONLY

Name of Applicants: RAKESH POTTABATHINI  
Date of Application: 09/05/2022  
Fee recovered: Rs. 4444450.00  
Reference of issues: 00905620224  
Date of issue:

27 MAY 2022

Superintendent  
Mumbai City Survey and Land Offices



This Extract of C. S. Register Issued under the search application only.

Assistant Superintendent Cum. City Survey Office No. 1/2, Mumbai.

1. Sheet No.	2. Name of Street or Locality	3. Street No.	4. Cadastral Survey No.	5. Tenure	6. Area in Sq.Yds/Mtrs.	7. Leachtons Survey No.	8. Collectors New No. (Collectors Rent Roll No.)
662,669	SIONAGAR KHOKRI	-NIL-	17	(VIDE C.S. NO.241) LAND PAYING IND ASSESSMENT TO GOVT. AT PRESENT	58.7480 ( 3396.00 ) 58.86185 2839.46 VIDE # - 2296.00 COL. 17 942.00	PART OF 3	-NIL- (-NIL-)

9. Ground Rent due to Govt.	10. Name of Person in Beneficial Ownership	11. Mode of Acquisition by Present Owner	12. Devolution of Title
VIDE C.S.NO. 241	(A)-THE HOLDER OF C.S.NOS.40 & 63 1 (RESERVATION) (B)-KMATODDAR WIDOW OF ADJUL KADAR NARHAR KADYANI (C)-THE GOVERNOR OF MAHARASHTRA -(U.D.& P.N.D.)-	(A)-VIDE COL NOS.40 & 63 1 (B)-FOR PARTITION BY 29-9-1957 VIDE C.S.NO.1701 OF MADHYA DIVISION BY WHICH THIS PPTY.GOES TO KMATODDAR WIDOW OF ADJUL KADAR NARHAR KADYANI (TR.NO.C/30-5-1958) (C)-POSSESSION TAKEN ON 27.3.1965 REF-SR/CSO/LAB/445	-NIL-

13. Original Grant from Govt., if any	14. Lease from Public Body or Faziadar	15. Ground Rent due to Public Body or Faziadar	16. Superintendent's Initial
-NIL-	-NIL-	-NIL-	(B) 50/20-2-50 SUPOT. (C) 50/10-6-65, 50/1-7-65 SUPOT.

17. Remarks

GOVT.SANCTIONED THE LEVY OF A HOUSEHOLD RATE OF 3 PAISE PER MOUND IN LIEU OF GROUND RENT UNDER S.R.NO.5166 DT.12.7.1977

ACQUIRED FOR THE CHENBUR MADALA SCHEME

AN AREA OF 2296.00 SQ.METERS IS DEDUCTED FROM THIS HOLDING AND ADDED TO C.S.NO.8 OF THIS DIVN. AS THE LAND IS HANDED OVER TO S.N.R.S.A AS PER GOVT. RESOLUTION U.D AND P.N. DEPT. NO.DMDA - 3179/2027/CR.313 (B) UD-25 DATED 5.11.81 AND UNDER LETTER NO.REVENUE AND FOREST DEPT. NO. LBL/2579/42017/CR.601/G-8 DATED 30.11.83 & POSSESSION HANDED OVER ON 29.6.84 REF.NO.S/TPS/LMD-2996  
50/10-7-86, 50/10-7-86, 50/17-11-80 SUPT. DCS & LR.

(Rectangular 'E' Brackets shows entry deleted)  
Note: This is a true copy of the extract of C.S. Register which forms part of this office record and the area of the property referred to therein is 3887.00 sq. meters.  
FIVE HUNDRED FORTY TWO PAINT EIGHTY EIGHT sq. mtr

Name of Applicants: RAKESH POTTABATHINI  
Date of Application: 09/05/2022  
Fee recovered: Rs. 4444450.00  
Reference of issues: 00905620224  
Date of issue:

27 MAY 2022

Superintendent  
Mumbai City Survey and Land Offices



This Extract of C. S. Register Issued under the search application only.

Assistant Superintendent Cum. City Survey Office No. 1/2, Mumbai.

1. Sheet No.	2. Name of Street or Locality	3. Street No.	4. Cadastral Survey No.	5. Tenure	6. Area in Sq. Yds./Mts.	7. Loughtons Survey No.	8. Collectors New No. (Collectors Rent Roll No.)
662,669	SION (ADAR KHORI)	-NIL-	10	VIDE C.S.NO. 241	SQ. YARDS ( 2077.00 ) SQ. METERS 2235.03 VIDE # - 1410.28 COL. 17 844.75	PART OF 3	- NIL - (- NIL -)

9. Ground Rent due to Govt.	10. Name of Person in Beneficial Ownership	11. Mode of Acquisition by Present Owner	12. Devolution of Title
VIDE C.S.NO. 241	(A)-HOLDERS OF C.S.NO.41,31,39,41 (RESERVEE) (B)-THE GOVERNOR OF MAHARASHTRA (U.D. & P.N.D.)	(A)-VIDE C.S.NOS.41,31,39,41 (B)-POSSESSION TAKEN ON 16.3.1965 REF:-SB/C.S.B./LAB/445	- NIL -

13. Original Grant from Govt., if any	14. Lease from Public Body or Fazandar	15. Ground Rent due to Public Body or Fazandar	16. Superintendents Initial
- NIL -	- NIL -	- Nil -	(B) SB/ 30-6-65, SB/ 1-7-65 SUPD.

17. Remarks

ACQUIRED FOR THE CHENDUR MADALA SCHEME

A AN AREA OF 1410.28 SQ.METERS IS DEDUCTED FROM THIS HOLDING AS ADDED TO C.S.NO.8 OF THIS DIVISION, AS THE LAND IS HANDED OVER TO S.N.R.D.A. AS PER GOVT. RESOLUTION U.D. & P.N DEPT. NO. BORDA-3179/2027/CR.313 (B1)/U-29 DATED 5.11.81 AND UNDER LETTER NO. REVENUE & FOREST DEPT. NO. LBL/2579/42017/CR.601/G.O DATED 30-11-83 AND POSSESSION HANDED OVER ON 29-6-84 REF: NOS/TPS/LNO-2996 SB/-10-7-86, SB/-10-7-86, SB/-17-11 SUPDT. D.C.S & L.R.

Name of Applicant: RAMESH POTTABATINI  
Date of Application: 06/05/2022  
Fee recovered: Rs. 288000.00  
Reference of issue: 00606520204  
Date of issue :

27 MAY 2022

( Rectangular 'f' Brackets shows entry deleted )  
Note :- This is a true copy of the extract of C.S. Register which forms part of this office record and the area of the property referred to therein is 844.75 Sq. Meters. (EIGHT HUNDRED FORTY FOUR POINT SEVENTY FIVE SQ. METRS. ONLY)

Superintendent  
Mumbai City Survey and Land Records



This Extract of C. S. Register issued under the search application only.

Assistant Superintendent Cum. City Survey Office No. 1/2, Mumbai

1. Sheet No.	2. Name of Street or Locality	3. Street No.	4. Cadastral Survey No.	5. Tenure	6. Area in Sq. Yds./Mts.	7. Loughtons Survey No.	8. Collectors New No. (Collectors Rent Roll No.)
662,669	SIONADAR KHORI	-NIL-	19	VIDE C.S.NO. 241	SQ. YARDS ( 3015.00 ) SQ. METERS 4062.07 VIDE # 2143.12 COL. 17 2710.75	PART OF 3	- NIL - (- NIL -)

9. Ground Rent due to Govt.	10. Name of Person in Beneficial Ownership	11. Mode of Acquisition by Present Owner	12. Devolution of Title
VIDE C.S.NO. 241	(A)-THE HOLDERS OF C.S.NOS.59,62,64 (RESERVEE) (B)-D/DAI JEASHINE WD OF ANTHONY PHILLIP FARROW (A) C-THAT DORODDANI A NIMB BY 'D' IN COL.107 (MORTGAGES) (HOLDERS) (C)-MRS. HARIBAI WIFE OF ANTHONY PERERA (A) E-(MR. ANTHONY PETER PERERA.) (D)-THE GOVERNOR OF MAHARASHTRA (U.D. & P.N.D.)	(A)-VIDE C.S.NOS.59,62,64 (B)-MORTGAGE IN POSSESSION DT.29-3-26 VIDE C.S.NO.64 (C) CONVEYANCE DT.21.1.30 FROM NERSHA ANTOINE BARETTO DAI RITA VIDON OF PHILIP ANTOINE BARETTO, MANUEL PHILIP BARETTO PLEES W/O. FRANCIS SHALELIO AND ANTOINE PHILIP BARETTO OF THIS SHARES IN THE PROPERTY FOR CONSIDERATION (VIDE C.S.NO.62) (C)-(DEED 3945)FOR DEED OF GIFT DT.20-11-1944 VIDE C.S.NO.33 OF THIS DIVN.1 (D)-POSSESSION HAS TAKEN ON 15-3-1945 REF:-SB/CSB/LAB/445	#PL-VIDE C.S.NO.62 COL.12

13. Original Grant from Govt., if any	14. Lease from Public Body or Fazandar	15. Ground Rent due to Public Body or Fazandar	16. Superintendents Initial
- NIL -	- NIL -	- Nil -	(B) SB/ 10-3-30, SB/ SUPD. (D) SB/ 30-6-65, SB/ 1-7-65 SUPD.

17. Remarks

ACQUIRED FOR THE CHENDUR MADALA SCHEME

A AN AREA OF 2143.12 SQ.METERS OF DEDUCTED FROM THIS HOLDING AND ADDED TO C.S.NO.8 OF THIS DIVN. AS THE LAND IS HANDED OVER TO S.N.R.D.A AS PER GOVT. RESOLUTION U.D. & P.N DEPT. NO. BORDA 3179/2027/CR.313 (B1)/U/25 DATED 5.11.81 AND UNDER LETTER NO. REVENUE AND FOREST DEPT. NO. LBL/2579/42017/CR.601/G.O DATED 30-11-83 & POSSESSION HANDED OVER ON 29-6-84 REF: NOS/TPS/LNO-2996 SB/-10-7-86, SB/-10-7-86, SB/-17-11 SUPDT. DCS & L.R.





Name of Applicant: RAMESH POTTABATINI  
Date of Application: 06/05/2022  
Fee recovered: Rs. 4444450.00  
Reference of issue: 06680320223  
Date of issue :

27 MAY 2022

(Rectangular '1' Brackets shows entry deleted)  
Note :- This is a true copy of the extract of C.S. Register which forms part of this office record and the area of the property referred to therein is 2718.94 sq. meters.  
(TWO THOUSAND SEVEN HUNDRED EIGHTEEN POINT NINETY FIVE sq. METRS. ONLY)

Superintendent  
Mumbai City Survey and Land Records

This Extract of C. S. Register Issued under the search application only.

Assistant Superintendent Cum,  
City Survey Office No. 1/2, Mumbai.



Division: SALT PAN  
Register No. 516  
Page No. 21

**SURVEY REGISTER FOR THE TOWN AND ISLAND OF MUMBAI**  
(Prepared under Section 182 of the Maharashtra Land Revenue Act, 1948)

Fee by:  
Validated by: SHRI P. D. CHAVAN

1. Sheet No.	2. Name of Street or Locality	3. Street No.	4. Cadastral Survey No.	5. Tenure	6. Area in Sq. Fts./Dcs.	7. Land/Plot Survey No.	8. Collectors Map No. (Collectors West Roll No.)
649	SION (AGAR KHORI)	-NIL-	20	(VIDE C.S.NO. : 261	88.74800 ( 15020.00 88.74800 12565.31 (VIDE COL. N 945.20 11622.04	PART OF 3	-NIL- (-NIL-)
9. Ground Rent due to Govt.		10. Name of Person in Beneficial Ownership		11. Mode of Acquisition by Present Owner		12. Evolution of title	
VIDE C.S.NO. 241		(A)-THE HOLDER OF C.S.NO.26 (RESERVOIR)- (B)-THE GOVERNOR OF MAHARASHTRA (U.B.& P.N.D.SACHIVALAYA)		(A)-VIDE C.S.NO.26 (B)-POSSESSION HAS TAKEN ON 2-9-1965 REF:-NO.SB/SS/LRG/445		- Nil -	
13. Original Grant from Govt., if any			14. Lease from Public Body or Fazindar			15. Ground Rent due to Public Body or Fazindar	
- NIL -			- NIL -			- NIL - (B)-SB/-26-11-65, SB/-27-11-65 SUPOT.	

17. Remarks

ACQUIRED FOR THE CHERBUR MADALA RECLAMATION SCHEME

A AN AREA OF 943.23 SQ.METERS IS DEDUCTED FROM THIS HOLDING & ADDED TO C.S.NO.8 OF THIS DIVISION, AS THE LAND IS HANDED OVER TO D.N.R.D.A. AS PER GOVT.RESOLUTION U.D. & P.N. DEPT.NO.3179/2027/SR-5318/ND-23 DATED 5-11-01 AND UNDER LETTER NO.REVENUE & FOREST DEPT.NO.LDL/2577/42617/CA-601/G-6/DATED.30-11-03 & POSSESSION HANDED OVER ON 29-6-04 REF:-NO.5/PPS/LND-2996  
SD/-10-7-06, SD/-10-7-06 SUPDT.DCS & LR.

(Rectangular '1' Brackets shows entry deleted)  
Note :- This is a true copy of the extract of C.S. Register which forms part of this office record and the area of the property referred to therein is 11622.04 sq. meters.  
(ELEVEN THOUSAND 224 HUNDRED TWENTY TWO POINT ZERO 04 sq. METRS. ONLY)

Name of Applicant: RAMESH POTTABATINI  
Date of Application: 06/05/2022  
Fee recovered: Rs. 4444450.00  
Reference of issue: 06680320223  
Date of issue :

27 MAY 2022

Superintendent  
Mumbai City Survey and Land Records

This Extract of C. S. Register Issued under the search application only.

Assistant Superintendent Cum,  
City Survey Office No. 1/2, Mumbai.



1. Sheet No.	2. Name of Street or Locality	3. Street No.	4. Cadastral Survey No.	5. Tenure	6. Area in Sq. Yds/Sq. Ft.	7. Land Revenue Survey No.	8. Collectors New No. (Collectors Rent Roll No.)
442,449	KHOORI & BAVLI AGARS	3952/1195	21	TOCCA	SQ. YARDS A FT 10208.00 SQ. YARDS A FT 10276.00 SQ. METERS 8592.47	440	15564 (F-MIL-1) C.R.R.NO.4756

9. Ground Rent due to Govt.	10. Name of Person in Beneficial Ownership	11. Mode of Acquisition by Present Owner	12. Evolution of Title
(17-13-3) RS. PAISE 17.04	(A)-A-TULSIDAS GORRHANAS KHATTAR (B)-B-THE GOVERNOR OF BOMBAY MAHARASHTRA	(A)-TIMHERITANCE FROM GOVARDHANS KHATTOO (DECEASED) -CONVEYANCE BY WAY OF TRANSFER DT.15-2-1924 FROM TRICHUNAS GORRHAN DAS KHATTAR AND TULSIDAS GORRHANAS KHATTAR THE SURVIVING EXECUTORS & TRUSTEES OF THE WILL OF GOVARDHANS KHATTAR OF THE 1ST PART TRICHUNAS GORRHANAS KHATTAR OF THE 2ND PART (AS LUMBER AND PARTY IN RESPECT OF HIS INTEREST) (B)-THIS LAND WAS BEEN SURRENDERED TO GOVT. OF BOMBAY FROM 1-11-1939 AS PER SANCTION OF THE GOVT. ACCORDED IN GOVT. NERO NO. 3491-G-20 DT. 29-11-1939 IN CASE NO. LHO-513/786) & VIDE SUPPT'S ORDER DT. 14-5-1940 (C)-DEED NO. 3931) DEED OF TRANSFER DT. 20-8-40 FROM 'A' IN COL. 10 CALLED THE TRANSFEROR OF THE ONE PART TRANSFER THE PROPERTY HEREIN TO 'B' IN COL. 10 OF THE OTHER PART (REF: L.H.R. 513/786)	DHARAKAS BHARADSEY & MOODAS VITHOBA TO GOVARDHANS KHATTAR BY CONVEYANCE DT. 27-2-1905 GORRHANAS KHATTAR DIED ON 17-11-1916 LEAVING A WILL DT. 13-6-1916 BY WHICH HE APPOINTED HIS WIFE DAI VIZARABAI, HIS BROTHER MULLAJ KHATTI AND TRICHUNAS GORRHANAS KHATTAR & TULSIDAS GORRHANAS KHATTAR AS THE EXECUTRIX & EXECUTOR AND TRUSTEES BY CLAUSE 32 OF HIS WILL HE DEVISED THE PPTY TO HIS TRUSTEES IN TRUST FOR HIS SONS TRICHUNAS & TULSIDAS IN EQUAL SHARES. PROBATE OF THE WILL WAS GRANTED TO DAI VIZARABAI, TRICHUNAS GORRHANAS KHATTAR & TULSIDAS GORRHANAS KHATTAR POWER BEING RESERVED TO MULLAJ KHATTI TO COME IN & APPLY FOR PROBATE BY THE HC AT BOMBAY ON 21-12-1917. -DAI VIZARABAI DIED IN 24-3-1919. MULLAJ KHATTI NOT HAVING INTEREST WITH THE ESTATE OF THE DECEASED AS EXECUTOR & TRUSTEE TRICHUNAS AS THE SURVIVING EXECUTORS ASSENTED TO THE ESTATE -ON PARTITION BETWEEN THE PARTIES THE PPTY IN QUESTION WAS ALLOTTED TO TULSIDAS GORRHANAS KHATTAR

13. Original Grant from Govt., if any	14. Lease from Public Body or Fazindar	15. Ground Rent due to Public Body or Fazindar	16. Superintendents Initial
-NIL-	-NIL-	-NIL-	(A)-SB/-7-4, SB/-SOPDT. (B)-SB/-7-9-40 SOPDT. SB/-24-6-41 SOPDT.

17. Remarks

TRANSFER FILE NO. 524 NOT FORTH COMING & HENCE THE DATE OF THE OTHER RECEIPTS CANNOT BE GIVEN EVEN THOUGH THE NAME OF TULSIDAS GORRHANAS APPEARS IN THE COLLECTORS RECORDS TO THE PRESENT HOLDER (REGISTRATION NO. 16 DT. 24-6-1919)  
 SEE L.H.R. 513/786 FOR SURRENDER OF THIS LAND BY 'A' IN COL. 10 TO 'B' IN COL. 10 FILED IN A CLASS VIDE SUPPT. ORDER DT. 15-11-32 SB/-20-11-32, SB/-13-12-32 SUPPT.

17. Remarks

NO SANCTION IS ACCORDED TO THE SALE OF THE SAID LAND ADM. ABOUT 10276 SQ. YDS TO THE KOLHADA CO-OPERATIVE HOUSING SOC. LTD. FOR THE PURPOSES OF A HOUSING SCHEME AT THE RATE OF RS. 0-6-0 PER SQ. YARDS VIDE GOVT. NO. 6391/45 DT. 17-11-47  
 REF: LHO-2094  
 SB/-22-1-33, SB/-27-1-33 SUPDT.

Name of Applicant: RAMDAS POTTABATINI  
 Date of Application: 04/05/2022  
 Fee recovered: Rs. 44444450.00  
 Reference of issue: 0000032022a  
 Date of issue:

(Rectangular 'E' Brackets shows entry deleted)  
 Note :- This is a true copy of the extract of C.S. Register which forms part of this office record and the area of the property referred to therein is 8592.47 sq. meters.  
 EIGHT THOUSAND FIVE HUNDRED NINETY TWO POINT FORTY SEVEN sq. mtrs. ORSI

27 MAY 2022

Superintendent  
 Mumbai City Survey and Land Records

This Extract of C. S. Register Issued under the search application only.

21 Assistant Superintendent Cum. City Survey Office No. 1/2, Mumbai





# VIMLA & CO.

Advocates & Solicitors

205 (22A), 2nd Floor, Sir Yusuf Building Condominium, Vaer Naniman Road, Fort, Mumbai - 400 001  
Tel. : 022-2282 0155 / 56 Mob : +91 98211 58590, E-mail : info@vimlaandco.com

Ret No

Date

## TITLE CERTIFICATE

We have gone through the title of M/s. SEJAL SHAKTI REALTORS LLP (formerly known as M/s. SEJAL SHAKTI REALTORS LIMITED), registered under the provisions of the Limited Liability Partnership Act, 2008, having its registered office at 173/174, Sejal Encasa, S. V. Road, Kandivali (West), Mumbai 400 067 (hereinafter referred to as the "said Firm"), in respect of the below mentioned Lands more particularly described in the schedule hereunder written and as regards to its title, we have to state afresh as under:

- (a) As recorded in the Property Card the Government of Maharashtra is the Owner of all that forest land being piece and parcel of land situate at Opp: Shukla Hotel, Raoli Camp, Khokri Agar, New 90 Feet Road, Hemant Manjrekar Road, Sardar Nagar No.4, Sion Koliwada, Mumbai 400037, bearing Cadastral Survey No. 6 (part) admeasuring 1230.35 sq. meters of Salt Pan Division (hereinafter for brevity's sake referred to as the "First Plot").
- (b) As recorded in the Property Card the Trustees for the Improvement of The City of Bombay is the Owner of all the piece and parcel of land situate at Raoli Camp, Khokri Agar, New 90 Feet Road, Hemant Manjrekar Road, Sardar Nagar No.4, Sion Koliwada, Mumbai 400037, bearing Cadastral Survey No. 12 (part) admeasuring 5476.65 sq. meters of Sion Division (hereinafter for brevity's sake referred to as the "Second Plot").
- (c) As recorded in the Property Card the Governor of Maharashtra (U.D.& P.H.D) is the Owner of all the piece and parcel of land situate at Raoli Camp, Khokri Agar, New 90 Feet Road, Hemant Manjrekar Road, Sardar Nagar No. 4, Sion Koliwada, Mumbai 400037, bearing Cadastral

Sub Office : 501, 5th Floor, S. S. House, Nehru Road, Opp. Adarsh Petrol Pump, Vile Parle (E), Mumbai - 400 057.  
Tel. : 022-2610 4646 / 2610 4242  
Strictly no correspondence at sub office

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Survey No. 16 (part) admeasuring 894.63 sq. meters of Salt Pan Division (hereinafter for brevity's sake referred to as the "Third Plot").

- (d) As recorded in the Property Card the Governor of Maharashtra (U.D.& P.H.D) is the Owner of all the piece and parcel of land situate at Raoli Camp, Khokri Agar, New 90 Feet Road, Hemant Manjrekar Road, Sardar Nagar No.4, Sion Koliwada, Mumbai 400037, bearing Cadastral Survey No. 17 (part) admeasuring 871.82 sq. meters of Salt Pan Division (hereinafter for brevity's sake referred to as the "Fourth Plot").
- (e) As recorded in the Property Card the Governor of Maharashtra (U.D.& P.H.D) is the Owner of all the piece and parcel of land situate at Raoli Camp, Khokri Agar, New 90 Feet Road, Hemant Manjrekar Road, Sardar Nagar No.4, Sion Koliwada, Mumbai 400037, bearing Cadastral Survey No. 18 (part) admeasuring 753.72 sq. meters of Salt Pan Division (hereinafter for brevity's sake referred to as the "Fifth Plot").
- (f) As recorded in the Property Card the Governor of Maharashtra (U.D.& P.H.D) is the Owner of all the piece and parcel of land situate at Raoli Camp, Khokri Agar, New 90 Feet Road, Hemant Manjrekar Road, Sardar Nagar No.4, Sion Koliwada, Mumbai 400037, bearing Cadastral Survey No. 19 (part) admeasuring 2387.58 sq. meters of Salt Pan Division (hereinafter for brevity's sake referred to as the "Sixth Plot").
- (g) As recorded in the Property Card the Governor of Maharashtra (U.D.& P.H.D) is the Owner of all the piece and parcel of land situate at Raoli Camp, Khokri Agar, New 90 Feet Road, Hemant Manjrekar Road, Sardar Nagar No.4, Sion Koliwada, Mumbai 400037, bearing Cadastral Survey No. 20(part) admeasuring 7102.69 sq. meters of Salt Pan Division (hereinafter for brevity's sake referred to as the "Seventh Plot").

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- (h) As recorded in the Property Card the Governor of (Bombay) Maharashtra is the Owner of all the piece and parcel of land situate at Raoli Camp, Khokri Agar, New 90 Feet Road, Hemant Manjrekar Road, Sardar Nagar No.4, Sion Koliwada, Mumbai 400037, bearing Cadastral Survey No. 21(part) admeasuring 7658.94 sq. meters of Salt Pan Division (hereinafter for brevity's sake referred to as the "Eighth Plot").
- (i) The said First Plot, the said Third Plot, the said Fourth Plot, the said Fifth Plot, the said Sixth Plot, the said Seventh Plot and the said Eighth Plot are collectively owned by the Government of Maharashtra and the said Second Plot is owned by the Municipal Corporation of Greater Mumbai.
- (j) As mentioned in clauses (a), (b), (d) to (h) above being the said First Plot, the said Second Plot, the said Fourth Plot, the said Fifth Plot, the said Sixth Plot, the said Seventh Plot and the said Eighth Plot in all are admeasuring 25481.75 sq. meters and are collectively referred to as the "First Lands" and more particularly described Firstly, Secondly, Fourthly, Fifthly, Sixthly, Seventhly and Eighthly in the Schedule hereunder written and the First Lands are all declared as the census slum and the slum dwellers and/or the hutment holders thereon have themselves formed into a group known as "Nirmal Nagar SRA Co-operative Housing Society Limited" (hereinafter referred to "as the said Society") with a view to develop the said First Lands, in accordance with the Slum Rehabilitation Act, 1971 and D.C. Regulation No.33 (10).
- (k) As mentioned in clauses (c) above, the Third Plot admeasuring 894.63 sq. meters is also fully encroached by the slum dwellers and/or hutment holders and the same is also declared as census slum and referred to as the Second Land and is more particularly described Thirdly in the Schedule hereunder written.

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- (l) The said First Lands are census slum and as the same are partly owned by the State Government and partly by the MCGM.
- (m) The Society appointed the M/s. Shreenath Realtors (the "1<sup>st</sup> developer") as the developer for the Lands admeasuring 20648.19 being the portion of the said First Lands and in pursuance thereof the said Society signed and executed the development agreement and the Power of Attorney both dated 22<sup>nd</sup> December, 2000 in respect of portion of the said First Lands to and in favour of the 1<sup>st</sup> developer upon the terms and conditions therein mentioned.
- (n) The 1<sup>st</sup> developer submitted slum rehabilitation scheme on the portion of the said First Lands ("the said Scheme") to the Slum Rehabilitation Authority ("the said SRA") on 29<sup>th</sup> October, 2001 and thereafter submitted various documents to the SRA as required for the said Scheme.
- (o) The Additional Collector (Enc/Demo) and Competent Authority, Mumbai City issued the Annexure-II on 05/08/2004 and the Asst. Commissioner MCGM F/N issued the Annexure II 09/08/2005 in respect of Portion of the First Lands.
- (p) The said Society vide their Advocate letter dated 23<sup>rd</sup> July, 2005 addressed to SRA unilaterally terminated the development agreement executed with the 1<sup>st</sup> developer on 22<sup>nd</sup> December, 2000.
- (q) The Deputy Collector (Encroachments) Dharavi Department vide its letter dated 16<sup>th</sup> June, 2009 issued amended Annexure-II for the hutment standing on Portion of the said First Lands as herein above mentioned under the said Scheme.
- (r) The said Society in its General Body Meeting dated 19<sup>th</sup> July, 2009 once again passed the resolution for termination of the appointment of the 1<sup>st</sup>

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developer and cancellation of the all the documents signed by the Society in favour of the 1<sup>st</sup> developer.

- (s) In spite of the said termination the 1<sup>st</sup> developer obtained the Annexure III on 24<sup>th</sup> August, 2009 from SRA.
- (t) The Executive Engineer (W.S) SRA issued the L.O.I. on 15<sup>th</sup> September, 2009 bearing No. SRA/ENG/661/ FN/ML/ LOI to the 1<sup>st</sup> developer in respect of the said Scheme on the portion of the said First Lands upon certain terms and conditions therein mentioned.
- (u) In addition to the above, the SRA also issued a Provisional LOI dated 4<sup>th</sup> November, 2009 bearing No. SRA/Eng/2260/EN/STGL /LOI (hereinafter referred to as "the Provisional LOI") in favour of Akruti City Limited Consortium in view of the Government directive issued under the provisions of Section 3K (1) of the Maharashtra Slum Area (Improvement, Clearance and Redevelopment) Act, 1971 and which included the said Lands and the aforesaid Provisional LOI was later extended upto 8<sup>th</sup> February, 2011.
- (v) On the basis of the Provisional LOI the said Akruti City Limited and others signed and executed the Debenture Subscription and Debenture Trust dated 1<sup>st</sup> December, 2009 in favour of IDBI Trusteeship Services Limited, wherein the Debenture Trustee therein provided with the Security being the sale component sanctioned under the said Provisional LOI issued by the SRA for entire Lands of Salt Pan Division and Sion Division which includes the said First Lands and the said Second Land as herein mentioned and/or any other document/notification issued from time to time pursuant to or in relation thereto along with the 3K (1) order dated 26<sup>th</sup> August, 2009 issued by the Government of Maharashtra upon the terms and conditions therein mentioned. The said Debenture Subscription and Debenture Trust dated 1<sup>st</sup> December, 2009 duly registered with the Sub-Registrar of Assurance at Andheri-1 under Serial No.BDR1-11969 of 2009 on 2<sup>nd</sup> December, 2009.

- (w) In the meantime, the 1<sup>st</sup> developer, Akruti and others (collectively "ACL Consortium") executed an Indenture of Mortgage (English Mortgage) dated 19<sup>th</sup> January, 2010 duly registered with the Sub-Registrar of Assurance at Andheri-2 under Serial No.BDR4-00649 of 2010 on 19<sup>th</sup> January, 2010 in favour of IDBI Trusteeship Services Ltd. ("IDBI") thereby mortgaging their rights in relation to the Lands referred under the 3K(1) order for the purpose of securing certain debentures and loans.
- (x) The SRA acting on the complaints in respect of the previously submitted proposal/Scheme prior to the order of 3K (1) from the Government of Maharashtra, proceeded with the scheme submitted by the 1<sup>st</sup> developer separately and thereafter the SRA granted certain permissions etc., to the 1<sup>st</sup> developer in connection with the said Scheme submitted by them for the development of the portion of the said First Lands.
- (y) The said Society had filed several complaints to the SRA office through its members against the 1<sup>st</sup> developer requesting SRA to take action against the 1<sup>st</sup> developer and terminate its appointment.
- (z) Since the 1<sup>st</sup> developer failed to comply with the direction given by the SRA and also failed to commence work, the CEO, SRA issued an order dated 25<sup>th</sup> April, 2014 thereby terminating the appointment of the 1<sup>st</sup> developer and granted liberty to the said Society to appoint new developer for further implementation of the S.R. Scheme and further directed the Assistant Registrar, SRA to hold a General Body Meeting of the said Society as per the prescribed procedure and terms and conditions mentioned therein.
- (aa) Thereafter the said Society issued public notice on 27<sup>th</sup> April, 2014 in newspapers calling a Special General Body meeting of the members of the said Society on 4<sup>th</sup> May, 2014.

- (bb) In the Special General Body Meeting held on 4<sup>th</sup> May, 2014, the members of the said Society unanimously appointed the Sejal Shakti Realtors Limited (now converted into the said Firm) as the new developer of the said First Lands and the same was confirmed by the Assistant Registrar of Co-operative Society, Mumbai- City (SRA), Mumbai vide its letter dated 05/05/2014.
- (cc) By the development agreement dated 6<sup>th</sup> May, 2014 the said Society granted the development rights of the said First Lands to and in favour of the said Firm and the said Society also executed a power of attorney in favour of then directors of the said Firm and further the members also executed the consent letter on the same day in favour of the said Firm.
- (dd) The 1<sup>st</sup> developer filed an Application No.162 of 2014 on 20<sup>th</sup> May, 2014 before the High Power Committee, challenging the order dated 25/04/2014 passed by CEO, SRA.
- (ee) The Registrar of Co-operative Society SRA vide his letter dated 27<sup>th</sup> June, 2014 confirmed that in the Special General Body Meeting was held on 4<sup>th</sup> May, 2014 in the presence of Shri K.S. More, Officer Grade-II and Shri M.B. Gurav, the Assistant Officer, the Members of the said Society had unanimously passed the resolution to appoint the Firm as the developer to redevelop the said First Lands under the SRA Scheme.
- (ff) In the meanwhile Amazia Developers Private Limited and Rubix Trading Private Limited defaulted in making payments under the debentures and loans as mentioned herein above and the IDBI filed a Suit No. 826 of 2014 in the Bombay High Court, against the 1<sup>st</sup> developer, Akruti and others for recovery of the said amount and enforcement of the mortgage done by ACL Consortium (which includes Akruti and the 1<sup>st</sup> developer) and sought various interim and other reliefs in respect of Portion of the said First Lands, However no interim relief qua Portion of the said First Lands and the said Suit No.826 of 2014 is pending.

- (gg) In another matter being Summons for Judgment No.39 of 2013 in Summary Suit No. 520 of 2013, wherein IDBI had filed a suit against Akruti (now known as Hubtown Ltd.), for enforcement of guarantee provided by Akruti for securing the debentures issued by Amazia and Rubix under a similar structure as the issuance of debentures by Amazia and Rubix as herein above mentioned, the Hon'ble High Court vide its order dated 8<sup>th</sup> May, 2015 refused any reliefs and raised several questions as regards the transaction entered into between IDBI and others and the Summary Suit was directed to be listed under commercial causes and the same is pending.
- (hh) The 1<sup>st</sup> developer had filed a Writ Petition No. 1647 of 2015 in the High Court at Bombay and the Division Bench of the Hon'ble High Court vide its order dated 1<sup>st</sup> July, 2015 disposed off the said Writ Petition No.1647 of 2015 directing the High Power Committee to dispose of the said Application No.162 of 2014 as herein above mentioned.
- (ii) The Finance Controller SRA on 4<sup>th</sup> August, 2015 issued the Annexure-III to the said Firm to execute the SRA Scheme on the said First Lands.
- (jj) Thereafter the HPC in the aforesaid Application No.162 of 2014 passed an order dated 19<sup>th</sup> September, 2015 whereby directed the said M/s. Shreenath Realtors to join M/s. Akruti City Limited (now known as M/s. Hubtown Limited) as Respondent and served the copy of the said Application.
- (kk) By letter bearing Ref. No. SRA/ENG/2260/FN/ STGL/LOI dated 21<sup>st</sup> September, 2015 the SRA called upon the M/s. Akruti City Limited Consortium to make the payment of land premium.
- (ll) The said Society got registered on 13<sup>th</sup> October, 2015 under No. MUM/SRA/HSG/(T.C.)/ 12678/2015 with the Assistant Registrar of Co-operative Society, Mumbai- City (SRA), Mumbai.



- (mm) The said M/s. Aekruti City Limited Consortium failed to pay the said land premium as mentioned in clause (kk) above and therefore the Dy. Chief Engineer SRA vide his letter dated 1<sup>st</sup> December, 2015 withdrew with immediate effect, the Provisional LOI dated 4<sup>th</sup> November, 2009.
- (nn) The Executive Engineer -City SRA vide his letter dated 9<sup>th</sup> December, 2015 addressed to the Principal Secretary (Housing), Housing Department, Government of Maharashtra inter alia stated that the said M/s. Aekruti City Limited Consortium failed to show any progress under 3-K (1) scheme and also failed to pay the land premium and compliances for issuance of Annexure-III and therefore the Provisional LOI dated 4<sup>th</sup> November, 2009 was withdrawn and further it was mentioned that the said M/s. Aekruti City Limited Consortium is not interested in implementation of the said (3k) scheme and therefore it is recommended to cancel the Government Order issued on 16<sup>th</sup> August, 2009 and 5<sup>th</sup> May, 2012.
- (oo) The said Application No.162 of 2014 got dismissed vide order dated 20<sup>th</sup> February, 2016 inter alia stating that there is no substance in the said Application.
- (pp) On 18<sup>th</sup> March, 2016 the said Sejal Shakti Realtors Limited was converted from the Limited Company to the name of the said Firm as per the provision of the LLP Rules, 2009 and the Ministry of Corporate Affairs Registrar Mumbai issued the Certificate of Registration on Conversion.
- (qq) The Chief Executive Office SRA issued the LOI on 17<sup>th</sup> November, 2016 bearing No. SRA/ENG/2985/FN/ STGL & ML/ LOI to the said Firm inter alia in respect of the portion of the First Lands under the said Scheme subject to the terms and conditions therein mentioned
- (rr) The said First Lands and the said Second Land are collectively referred to as "the said Lands".

- (ss) Pursuant to some disputes and differences that arose between Mr. Sanjay Jain and others on the one hand and the other partners of the said Firm on the other hand, such disputes were referred to Arbitration and thereafter a settlement was arrived between the parties and they filed the consent terms dated 18<sup>th</sup> November, 2016 before the said Arbitrator and in pursuance of the said consent terms, the Arbitrator passed an Award dated 18<sup>th</sup> November, 2016, wherein the said Firm have agreed and undertaken to comply with the obligations therein mentioned.
- (tt) The Officer of the Forest Department, Mumbai Kandalvan (Mangroves) Division vide his letter dated 28<sup>th</sup> December, 2016 informed the said Firm that the said First Land is not a protected forest land.
- (uu) The said Firm by letter dated 11<sup>th</sup> January, 2017 along with the draft Supplementary Annexure-II address to the Chief Executive Officer (SRA) requested the Chief Executive Officer (SRA) to add the C.S. No.16 (part) of Salt Pan Division in the said Scheme for redevelopment as the slum of C.S. No.16 (part) cannot be developed individually due to there being no physical access, viability and reservations on that Slum pocket and further requested to process and accept the draft Supplementary Annexure-II.
- (vv) By letter bearing No. SRA/ENG/2985/FN/ STGL & ML/ LOI dated 27<sup>th</sup> February, 2017, the Deputy Chief Engineer SRA revalidated the said LOI for further period subject to the compliance of the conditions mentioned in the LOI dated 17<sup>th</sup> November, 2016.
- (ww) The said Society vide its letter dated 14<sup>th</sup> April, 2017 informed to the Executive Engineer (Ward F/N) to add the C.S. No.16 (part) of Salt Pan Division in the said Scheme for redevelopment and further recorded that the slum dwellers thereon have given their consent to join the said Scheme of the said Society and accordingly requested that the C.S. No.16 (pt.) be included in the said Scheme.

- (xx) The said Firm also vide their letter dated 17<sup>th</sup> April, 2017 requested the Executive Engineer SRA to give the permission for the amalgamation of the said Third Plot being the Second Land hereunder in the said Scheme of the said First Lands.
- (yy) The Executive Engineer SRA issued the I.O.A. bearing No.6666/ENG/F-N/STGOVT/0064/ 20140719 /AP/ RB-3 on 24<sup>th</sup> November, 2017 to the said Firm in respect of the Rehab Building No.3 under the said Scheme to be constructed on the said First Lands upon certain terms and conditions therein mentioned.
- (zz) The Executive Engineer SRA issued Commencement Certificate bearing NO. FN/ STGOVT/0064/ 20140719/AP/RB-3 dated 24<sup>th</sup> November, 2017 to the said Firm for Rehab Building No.3 under the said Scheme to be constructed on the said First Lands upon the terms and conditions therein mentioned.
- (aaa) By a Letter dated 28<sup>th</sup> January, 2018 bearing No. TLJ/LM-MOD-41(PS)/25 addressed by the TATA Power Company Limited to the Promoters, TATA Power forwarded a plan demarcating no construction zone on the Portion of the said Lands and further recorded that the Said Firm shall only be permitted to construct the basement parking in such no construction zone and shall not be entitled to construct any elevated projection on the ground level of such no construction zone.
- (bbb) By a Letter dated 29<sup>th</sup> August, 2018 bearing No. TLJ/LM-MOD-41(MMK) addressed by the TATA Power Company Limited to the said Firm it was informed that said Firm shall not do any construction on the No construction Zone marked on the drawing attached to the aforesaid letter and shall comply with the terms and conditions mentioned in the aforesaid letter.
- (ccc) The Tata High transmission line is passing over the ground level of the said Lands and the same is shown on the layout plan.

- (ddd) One Sion Koliwada CHS Ltd, filed on 29<sup>th</sup> January, 2019 Application No.37 of 2019 before the Apex Grievance Redressal Committee inter alia challenging the LOI dated 17/11/2016 and its further revalidation and letter dated 27/2/2017 issued by the SRA in respect of C.S. No.21 (part) being Eighth Plot and for quashing and setting aside the same, in view of their contention that sanction for the sale of the land bearing C.S. 21 had been granted by the then Government of Bombay vide resolution dated 17<sup>th</sup> November, 1947 and remark to that effect is also appearing in the Property Card of the aforesaid Eighth Plot. No interim reliefs have been granted to the aforesaid Sion Koliwada CHS Ltd in the aforesaid Application and the same is now pending for order.
- (eee) The Deputy Chief Engineer (SRA) issued the Revised LOI bearing No. SRA/ENG/2985/FN/ STGL&ML/LOI dated 20<sup>th</sup> May, 2019 to the said Lands in all admeasuring 26376.38 sq. meters under the said Scheme, subject to certain terms and conditions therein mentioned including the following i.e. to say
10. The conditions if any, mentioned in certified Annexure-II issued by the Competent Authority, it shall be complied with and compliances thereof shall be submitted to the Office at appropriate stages.
  11. The Developer shall rehabilitate all the additional hument dwellers if declared eligible in future by the Competent Authority, after amending plans wherever necessary or as may be directed.
  12. The Developer shall submit various NOC's including that from MOEF as applicable from the concerned authorities in the office of Slum Rehabilitation Authority from time to time during the execution of the S.R. Scheme.
  17. The Developer shall not block existing access/easement right leading to adjoining structures/users and shall make provision of adequate access to the adjoining land locked plot, if any free of cost and the same shall be shown on layout plan to be submitted for approval on terms and conditions as may be decided by Slum Rehabilitation Authority.
  22. That you shall submit demarcation of 27.41 mtrs wide D.P. Road, Garden Park (RGS 1.5), Reservoir (EMS 5.1) & Reservoir+ Municipal Staff Quarter (EMS 5.1 + ER 1.1) from the concerned Dept. before asking further to Sale bldg. No.2. You shall also submit the Plot the boundary demarcation from the



Competent Authority before asking for the further CC to Sale building No.2 in the layout.

26. That the NOC from MMRDA shall be submitted for the Monorail Project before asking for further CC Sale Building No.2 in the S.R. Scheme.

29. That you shall submit NOC from High Rise Committee before granting further CC above 120.00 Mt. to the Sale Building in the S.R. Scheme under reference.

38. That you shall submit revised civil aviation NOC before F.C.C. above height 120.54 Mt. to Sale building under reference.

40. That you shall submit layout approval before F.C.C. to Sale building in the S.R. Scheme under reference.

41. That you shall submit final NOC from TATA Power Line Company for specifically area affecting under basement for parking purpose before granting further C.C. to the Sale building in the S.R. Scheme under reference."

- (fff) The Executive Engineer, SRA on 22<sup>nd</sup> May, 2019 issued the I.O.A. bearing SRA/ ENG/ F-N/ STGOVT/ 0064/ 20140719/ AP/RB-1 and sanctioned the plan for Rehab Building -1 to be constructed on the said Lands in favour of the said Firm, subject to certain terms and conditions therein mentioned.
- (ggg) The Executive Engineer, SRA on 22<sup>nd</sup> May, 2019 issued the Commencement Certificate bearing Nos. F-N/STGOVT/0064/20140719/ AP/RB-1 in favour of the said Firm for Rehab Building No. 1 upto Top of Plinth (Including Basements) to be constructed on the said Lands, subject to certain terms and conditions therein mentioned.
- (hhh) The Executive Engineer, SRA on 22<sup>nd</sup> May, 2019 issued the I.O.A. bearing SRA/ ENG/ F-N/ STGOVT/ 0064/ 20140719/ AP/ SB-2 and sanctioned the plan for Sale Building -2 to be constructed on the said Lands in favour of the said Firm, subject to certain terms and conditions therein mentioned.
- (iii) The Executive Engineer, SRA on 22<sup>nd</sup> May, 2019 issued the Commencement Certificate bearing Nos. F-N/STGOVT/0064/ 20140719/AP/SB-2 in favour of the said Firm for Sale Building No. 2

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upto Top of Plinth (Including Basements) to be constructed on the said Lands, subject to certain terms and conditions therein mentioned.

- (iii) We have also taken the search in respect of the Second Plot i.e. C.S. No.12 through the search clerk Nilesh Vagal in the office of Sub-Registrar, Mumbai from 1966 to 2017 and Mumbai Sub-Registrar Offices Nos. 1 to 5 in computer from 2002 to 2017 and further search from Mumbai Sub-Registrar Offices Nos. 1 to 5 in computer from 2018 to 2019. On perusal of his search reports dated 20<sup>th</sup> July, 2017, 27<sup>th</sup> June, 2019 and 13<sup>th</sup> September, 2019, we have noticed that the search report is subject to torn pages and that the offices of the Sub-Registrar have not maintained the records of the Index Register and further we have also found various entries does not form a part of C.S. No.12 (part) under the present said Scheme and we have also come across an entry referring to the Mortgage deed executed by Rubix Trading Private Limited along with Ackruti City Limited etc., in favour of IDBI Trusteeship Services Limited bearing registration No. BDR-4-649/10 and the entry referring the declaration dated 21<sup>st</sup> May, 2019 bearing registration No.5804/2019 of the Dhirraj Gada the Partner of the Promoters to the Chief Executive Officer, SRA, save and except the above and subject to the aforesaid we have not come across any encumbrance.

We have also taken the search in respect of the Second Plot i.e. C.S. No.16 (part) of salt pan division through the search clerk Nilesh Vagal in the office at Mumbai Sub-Registrar from 1965 to 2018 and from Sub-Registrar Offices Nos. 1 to 5 in computer from 2002 to 2018 and further search from Mumbai Sub-Registrar Offices Nos. 1 to 5 in computer from 2018 to 2019. On perusal of his search reports dated 23<sup>rd</sup> October, 2018, 27<sup>th</sup> June, 2019 and 13<sup>th</sup> September, 2019, we have noticed that the search report is subject to torn pages and that the offices of the Sub-Registrar Mumbai has not maintained the records of the Index Register and we have also come across the entry referring the declaration dated 21<sup>st</sup> May, 2019 bearing registration No.5804/2019 of the Dhirraj Gada

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the Partner of the Promoters to the Chief Executive Officer, SRA save and except the above and subject to the aforesaid we have not come across any encumbrance.

We have also taken the search in respect of the Second Plot i.e. C.S. Nos.6, 17,18, 19, 20 and 21 of salt pan division through the search clerk Nilesh Vagal in the office at Mumbai Sub-Registrar from 1966 to 2017 and from Mumbai Sub-Registrar Offices Nos. 1 to 5 in computer from 2002 to 2017 and further search from Mumbai Sub-Registrar Offices Nos. 1 to 5 in computer from 2018 to 2019. On perusal of his search reports dated 24<sup>th</sup> July, 2017, 27<sup>th</sup> June, 2019 and 13<sup>th</sup> September, 2019, we have noticed that the search report is subject to torn pages and that the offices of the Sub-Registrar Mumbai has not maintained the records of the Index Register and further we have also found various entries C.S. Nos. 6, 17,18, 19, 20 and 2, however the portion of the Lands relating to such entries does not form a part of C.S. Nos. 6(pt), 17(pt),18(pt), 19(pt), 20 (pt)and 21 (pt) under the present said Scheme. The aforesaid report also records that property card of C.S. No.21 that the same standing in the name of The Governor of (Bombay) Maharashtra and there is remark that sanction for sale of C.S. No.21 had been accorded by Government resolution dated 17/11/1947 in favour of the Sion Koliwada Co-operative Housing Society limited and we have also come across the entry referring the declaration dated 21<sup>st</sup> May, 2019 bearing registration No.5804/2019 of the Dhirraj Gada the Partner of the Promoters to the Chief Executive Officer, SRA save and except the above and subject to the aforesaid we have not come across any encumbrance.

- (kkk) We have caused public notices to be issued in the Mumbai Samachar Daily and Times of India both dated 23<sup>rd</sup> May, 2019 and Navashakthi Daily dated 25<sup>th</sup> May, 2019 inter alia inviting claims in respect of the title of the said Firm to the development of the said Lands and in pursuance thereof, we have received a claim from one Ganesh & Co., Advocate on behalf of his clients Koliwada Co-operative Housing Society Limited in respect of some land bearing C.S. No.21 (pt) under

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the said Scheme whereby his client is claiming the Ownership of the said Land bearing No.21 (pt).

- (lll) In the circumstances herein above and in view of the permissions etc., accorded by the SRA, the said Firm is entitled to develop the said Lands by constructing thereon the rehab and sale buildings in accordance with and subject to the permissions granted by the SRA and other concerned authorities to the said Firm and further subject to such other and further permissions that may have to be obtained by the said Firm from the SRA and other concerned authorities as and when required.
- (mmm) The possession of the said Lands are with the said Firm and the designated partners of the said Firm have given us the declarations dated 27<sup>th</sup> July, 2019 and 16<sup>th</sup> September, 2019 inter alia stating that they have obtained all the required permissions etc., as herein above mentioned after following the due process of law and upon perusal of the notarized copies of such permissions and upon perusal of the statements and representations in the aforesaid declarations dated 27<sup>th</sup> July, 2019 and 16<sup>th</sup> September, 2019 given by the designated partners of the said Firm and believing same to be true, we the undersigned issue this certificate of title as herein mentioned.
- (nnn) In view of what is stated hereinabove and subject to compliance of the terms and conditions under the Award dated 18<sup>th</sup> November, 2016 and further subject to the outcome of the pending litigations as herein above mentioned, we are of an opinion that as on date the said Firm is fully entitled to develop the said Lands under the said Scheme and are further entitled to deal with and dispose of the remaining constructed premises in the free sale building and save and except to the extent hereinabove mentioned, the title of the said Firm to develop the said Lands is having marketable title.

**THE SCHEDULE ABOVE REFERRED TO:**

Firstly: All that piece and parcel of land situate at Opp: Shukla Hotel.

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Raoli Camp, Khokri Agar, New 90 Feet Road, Hemant Manjrekar Road, Sardar Nagar No.4, Sion Koliwada, Mumbai 400037, bearing Cadastral Survey No. 6 (part) admeasuring 1230.35 sq. meters of Salt Pan Division.

- Secondly:** All the piece and parcel of land situate at Raoli Camp, Khokri Agar, New 90 Feet Road, Hemant Manjrekar Road, Sardar Nagar No.4, Sion Koliwada, Mumbai 400037, bearing Cadastral Survey No. 12 (part) admeasuring 5476.65 sq. meters of Sion Division.
- Thirdly:** All the piece and parcel of land situate at Raoli Camp, Khokri Agar, New 90 Feet Road, Hemant Manjrekar Road, Sardar Nagar No.4, Sion Koliwada, Mumbai 400037, bearing Cadastral Survey No. 16 (part) admeasuring 894.63 sq. meters of Salt Pan Division.
- Fourthly:** All the piece and parcel of land situate at Raoli Camp, Khokri Agar, New 90 Feet Road, Hemant Manjrekar Road, Sardar Nagar No.4, Sion Koliwada, Mumbai 400037, bearing Cadastral Survey No. 17 (part) admeasuring 871.82 sq. meters of Salt Pan Division.
- Fifthly:** All the piece and parcel of land situate at Raoli Camp, Khokri Agar, New 90 Feet Road, Hemant Manjrekar Road, Sardar Nagar No.4, Sion Koliwada, Mumbai 400037, bearing Cadastral Survey No. 18 (part) admeasuring 753.72 sq. meters of Salt Pan Division.
- Sixthly:** All the piece and parcel of land situate at Raoli Camp, Khokri Agar, New 90 Feet Road, Hemant Manjrekar Road, Sardar Nagar No.4, Sion Koliwada, Mumbai 400037, bearing Cadastral

Survey No. 19 (part) admeasuring 2387.58 sq. meters of Salt Pan Division.

- Seventhly:** All the piece and parcel of land situate at Raoli Camp, Khokri Agar, New 90 Feet Road, Hemant Manjrekar Road, Sardar Nagar No.4, Sion Koliwada, Mumbai 400037, bearing Cadastral Survey No. 20(part) admeasuring 7102.69 sq. meters of Salt Pan Division.
- Eighthly:** All the piece and parcel of land situate at Raoli Camp, Khokri Agar, New 90 Feet Road, Hemant Manjrekar Road, Sardar Nagar No.4, Sion Koliwada, Mumbai 400037, bearing Cadastral Survey No. 21(part) admeasuring 7658.94 sq. meters of Salt Pan Division.

Dated this 17<sup>th</sup> day of September, 2019

For Vimla & Co.,  
  
 Proprietor  
 Advocates & Solicitors



**SLUM REHABILITATION AUTHORITY**

No.:F-N/STGOVT/0064/20140719/AP/SB-2

Date: **21 SEP 2020**

To,  
Shri. Manoj Vishwakarma of M/s. DOT Architects,  
Gr. Floor, Sharda Sangeet Vidyalaya Bldg.  
M.K. Marg, Kalanagar, Bandra (E),  
Mumbai - 400051.

**Subject:** Amended plans for Sale Building No. 02 on plot bearing C.S. No. 6 (pt.), 16(pt.) to 21 (pt.) of Salt Pan Division & C.S. No. 12(pt.) of Sion-Division, Mumbai City at Raoli Camp, Kokari Agar, Sardar Nagar no. 4, Sion - Koliwada, Mumbai - 400 037 for Nirmal Nagar SRA CHS Ltd.

Sir,

With reference to above, the amended plans submitted by you for the Sale Building no. 02 are hereby approved by this office subject to the following conditions:

- 1) That the conditions of LOI issued under no. SRA/ENG/2985/FN/STGL&ML/LOI dated 20/05/2019 shall be complied with.
- 2) That the conditions of IOA issued under no. F-N/STGOVT/0064/20140719/AP/SB-2 dated 22/05/2019 for Sale building no. 02 shall be complied with.
- 3) That you shall re-endorse the C.C. as per the amended plans approved and issued herewith.
- 4) That approval is granted subject to final orders pending in Writ Petition no. LD-VC-WP-175 & LD-VC-WP-177 of 2020 at Hon'ble High Court.

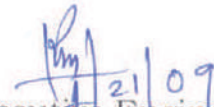
Yours Faithfully,

-sd-

Executive Engineer  
Slum Rehabilitation Authority

Copy to:

The Developer M/s. Sejal Shakti Realtors LLP.

  
for Executive Engineer  
Slum Rehabilitation Authority





**SLUM REHABILITATION AUTHORITY**

No.:F-N/STGOVT/0064/20140719/AP/SB-2  
Date: **127 DEC 2022**

To,  
Shri. Manoj Vishwakarma of M/s. DOT Architects,  
Gr. Floor, ShardaSangeetVidyalaya Bldg.  
M.K. Marg, Kalanagar, Bandra (E),  
Mumbai - 400051.

**Subject:**

Amended plans for Sale Building No. 02 consisting of Sale Tower 1&2 comprising of wings 1A, 1B, 2A & 2B respectively. Tower 1 comprising of wing 1A having 2 Basements + Ground (pt.) Stilt parking + 1<sup>st</sup> floor level (pt.) Stilt/Podium parking, (pt.) Residential + 2<sup>nd</sup>, 3<sup>rd</sup>& 4<sup>th</sup> floor level (pt.) Residential & (pt.) Amenities + 5<sup>th</sup> to 39<sup>th</sup> Residential floor + LMR + OHWT having height 119.90 mtr., 1B having 2 Basements + Ground (pt.) Stilt parking + 1<sup>st</sup> floor level (pt.) Stilt/Podium parking, (pt.) Residential + 2<sup>nd</sup> to 39<sup>th</sup> Residential floor + LMR + OHWT having height 119.90 mtr., 2A having 2 Basements + Ground (pt.) Stilt parking, (pt.) Commercial + 1<sup>st</sup> floor level (pt.) Stilt/Podium parking, (pt.) Commercial + 2<sup>nd</sup> floor level (pt.) Podium, (pt.) Commercial, (pt.) Residential + 3<sup>rd</sup> to 31<sup>st</sup> Residential floor & 2B having 2 Basements + Ground (pt.) Stilt parking, (pt.) Commercial + 1<sup>st</sup> floor level (pt.) Stilt/Podium parking, (pt.) Commercial, (pt.) Residential + 3<sup>rd</sup> to 39<sup>th</sup> Residential floor + OHWT + LMR having height 119.90 mtr. on plot bearing C.S. No. 6 (pt.), 16(pt.) to 21 (pt.) of Salt Pan Division & C.S. No. 12(pt.) of Sion-Division, Mumbai City at Raoli Camp, Kokari Agar, Sardar Nagar no. 4, Sion - Koliwada, Mumbai - 400 037 for Nirmal Nagar SRA CHS Ltd.

Sir,

With reference to above, the amended plans submitted by you for the Sale Building No. 02 are hereby approved by this office subject to the following conditions:

- 1) That the conditions of LOI issued under no. SRA/ENG/2985/FN/STCI.&ML/LOI dated 20/05/2019& 23/03/2023 shall be complied with.

- 2) That the conditions of IOA issued under no. F-N/STGOVT/0064/20140719/AP/SB-2 dated 22/05/2019& Amended IOA letter dated 21/09/2020& 16/11/2021 for Sale building No. 02 shall be remain same & shall be complied with.

- 3) That the revised structural drawings & Calculation from registered structural engineer shall be submitted.

- 4) That you shall re-endorse the C.C. as per the amended plans approved and issued herewith.

Yours Faithfully,

-sd-

Executive Engineer (F/N)  
Slum Rehabilitation Authority

Copy to:

- 1) Developer:- M/s. Sejal Shakti Realtors LLP.
- 2) Asstt. Comm. 'F/N' Ward
- 3) A.A. (W.W.) 'F/N' Ward
- 4) A.A. & C. 'F/N' Ward

Executive Engineer (F/N)  
Slum Rehabilitation Authority

**ANNEXURE 10**

SR. NO.	DESCRIPTION	1 <sup>ST</sup> WING	2 <sup>ND</sup> WING
1.	<b>Tower 1</b> <b>No. of Floors</b> <b>Res/ Comm</b> <b>Refuge Area floors</b> <b>Parking floors</b>	<b>1 A</b> 3 <sup>rd</sup> floor to 39 floors+ or more if permissible with the additional FSI. Residential 8, 15, 22, 29, 36 Basement1, Basement 2, Ground floor, Level 1	<b>1 B</b> 3 <sup>rd</sup> floor to 39 floors+ or more if permissible with the additional FSI. Residential 8, 15, 22, 29, 36 Basement1, Basement 2, Ground floor, Level 1
2.	<b>Tower 2</b> <b>No. of Floors</b>	<b>2 A</b> Ground floor, 1 <sup>st</sup> & 2 <sup>nd</sup> (Commercial) Residential from 3 <sup>rd</sup> floor to 39 floors+ or more if permissible with the additional FSI	<b>2 B</b> Ground floor, 1 <sup>st</sup> & 2 <sup>nd</sup> (Commercial) Residential from 3 <sup>rd</sup> floor to 39 floors+ or more if permissible with the additional FSI
3.	<b>Refuge Area floors</b> <b>Parking floors</b>	8, 15, 22, 29, 36 Basement1, Basement 2, Ground floor, Level 1, No wings	8, 15, 22, 29, 36 Basement1, Basement 2, Ground floor, level 1, No wings
	<b>No. of Floors</b>	3 <sup>rd</sup> floor to 39 floors+ or more if permissible with the additional FSI.	3 <sup>rd</sup> floor to 39 floors+ or more if permissible with the additional FSI.
	<b>Res/ Comm</b>	Residential	Residential
	<b>Refuge Area floors</b>	8, 15, 22, 29, 36	8, 15, 22, 29, 36
	<b>Parking floors</b>	Basement1, Basement 2, Ground floor, Level 1	Basement1, Basement 2, Ground floor, Level 1

Sr. No.	Amenities	Description
2.	<b>Residential</b>	<b>Ground Floor :</b> 1. Security 2. Drop-Off Area / Waiting Plaza 3. Water Feature with bubblers 4. 1.5 M Wide Pathway 5. Landscape Feature 6. Landscape Mounds Area 7. Gravel bed 8. Planting Area 9. Multipurpose Court 10. 1.8M Wide Jogging Track 11. Reflexology Area 12. Open Gym

Sr. No.	Common Amenities	Description
		13. Sit Out 14. Cross-Fit Area 15. Badminton Court 16. Outdoor Table Tennis 17. Cricket Net 18. Flower Garden 19. Rose Garden 20. Butterfly Garden 21. Forest Plantation 22. Pets Park 23. Nature Walk 24. Nature Seating Area 25. Bird Bath & Feeder <b>Podium:</b> 26. Entry Court 27. Jogging Track 28. Kids Play Area 29. Multi-utility Area 30. Amphitheatre 31. Wooden Deck 32. Nana-Nani Park 33. Toddler's Play Area 34. Tree House 35. Swing Park 36. Mist Fountain 37. Chess Board 38. Reading Corner 39. Creative Corner 40. Sensory Garden 41. Fragrance Garden 42. Chit-Chat 43. Teenage Corner 44. Juice Bar+ BBQ 45. Adults Pool 46. Kids Pool 47. Jacuzzi 48. Sunken Seating 49. Pool Deck 50. Overflow Edge 51. Pool Café 52. Healing Garden 53. Seating Area 54. Meditation Corner 55. Yoga lawn 56. Open Air Gym 57. Office Garden 58. Labyrinth Plaza & Zen Garden 59. Tree Court 60. Herb & Spice Garden
Sr. No.	Amenities	Description
		61. Seating Nook 62. Stage 63. Gymnasium 64. Changing Room / Spa 65. Club





## Maharashtra Real Estate Regulatory Authority

### REGISTRATION CERTIFICATE OF PROJECT

#### FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :  
**P51900021027**

**Project: Siddha Sky Phase 1, Plot Bearing / CTS / Survey / Final Plot No.: 6pt, 16pt to 21 pt of Salt Pan Division and 12pt of sion Division at Mumbai City, Mumbai City, Mumbai City, 400037;**

- Sejal Shakti Realtors Llp** having its registered office / principal place of business at *Tehsil: Borivali, District: Mumbai Suburban, Pin: 400067.*
- This registration is granted subject to the following conditions, namely:-
  - The promoter shall enter into an agreement for sale with the allottees;
  - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
  - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;  
OR  
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
  - The Registration shall be valid for a period commencing from **27/05/2019** and ending with **31/12/2025** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
  - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
  - That the promoter shall take all the pending approvals from the competent authorities
- If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid  
Digitally Signed by  
Dr. Vasant Premanand Prabhu  
(Secretary, MahaRERA)  
Date:04-05-2022 17:47:04

Dated: **27/05/2019**

Place: **Mumbai**

Signature and seal of the Authorized Officer  
Maharashtra Real Estate Regulatory Authority



## Maharashtra Real Estate Regulatory Authority

### REGISTRATION CERTIFICATE OF PROJECT

#### FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :  
**P51900021040**

**Project: Siddha Sky Phase 2 Plot Bearing / CTS / Survey / Final Plot No.:6pt, 16pt to 21pt of Salt Pan Division and 12pt of Sion Division at Mumbai City, Mumbai City, Mumbai City, 400037;**

- M/S Sejal Shakti Realtors Llp** having its registered office / principal place of business at *Tehsil: Borivali, District: Mumbai Suburban, Pin: 400067.*
- This registration is granted subject to the following conditions, namely:-
  - The promoter shall enter into an agreement for sale with the allottees;
  - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
  - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;  
OR  
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
  - The Registration shall be valid for a period commencing from **31/05/2019** and ending with **31/12/2026** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
  - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
  - That the promoter shall take all the pending approvals from the competent authorities
- If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid  
Digitally Signed by  
Dr. Vasant Premanand Prabhu  
(Secretary, MahaRERA)  
Date:25-05-2022 17:47:53

Dated: **31/05/2019**

Place: **Mumbai**

Signature and seal of the Authorized Officer  
Maharashtra Real Estate Regulatory Authority





## Maharashtra Real Estate Regulatory Authority

### REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :  
**P51900021044**

**Project: Siddha Sky Phase 3** , Plot Bearing / CTS / Survey / Final Plot No.: **6 pt, 16 pt to 21 pt of salt pan division and 12pt of sion division at Mumbai City, Mumbai City, Mumbai City, 400037;**

- M/S. Sejal Shakti Realtors Llp** having its registered office / principal place of business at *Tehsil: Borivali, District: Mumbai Suburban, Pin: 400067.*
- This registration is granted subject to the following conditions, namely:-
  - The promoter shall enter into an agreement for sale with the allottees;
  - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
  - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;  
OR  
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
  - The Registration shall be valid for a period commencing from **31/05/2019** and ending with **30/05/2026** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
  - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
  - That the promoter shall take all the pending approvals from the competent authorities
- If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid  
Digitally Signed by  
Dr. Vasant Premanand Prabhu  
(Secretary, MahaRERA)  
Date:08-09-2021 19:41:53

Dated: **08/09/2021**  
Place: **Mumbai**

Signature and seal of the Authorized Officer  
Maharashtra Real Estate Regulatory Authority



## Maharashtra Real Estate Regulatory Authority

### REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :  
**P51900021031**

**Project: Siddha Sky Phase 4 Plot Bearing / CTS / Survey / Final Plot No.: 6 pt, 16 pt to 21 pt of salt pan division and 12 pt of sion division at Mumbai City, Mumbai City, Mumbai City, 400037;**

- Sejal Shakti Realtors Llp** having its registered office / principal place of business at *Tehsil: Borivali, District: Mumbai Suburban, Pin: 400067.*
- This registration is granted subject to the following conditions, namely:-
  - The promoter shall enter into an agreement for sale with the allottees;
  - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
  - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;  
OR  
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
  - The Registration shall be valid for a period commencing from **27/05/2019** and ending with **31/05/2026** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
  - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
  - That the promoter shall take all the pending approvals from the competent authorities
- If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid  
Digitally Signed by  
Dr. Vasant Premanand Prabhu  
(Secretary, MahaRERA)  
Date: 5/27/2019 10:44:39 AM

Dated: **27/05/2019**  
Place: **Mumbai**

Signature and seal of the Authorized Officer  
Maharashtra Real Estate Regulatory Authority





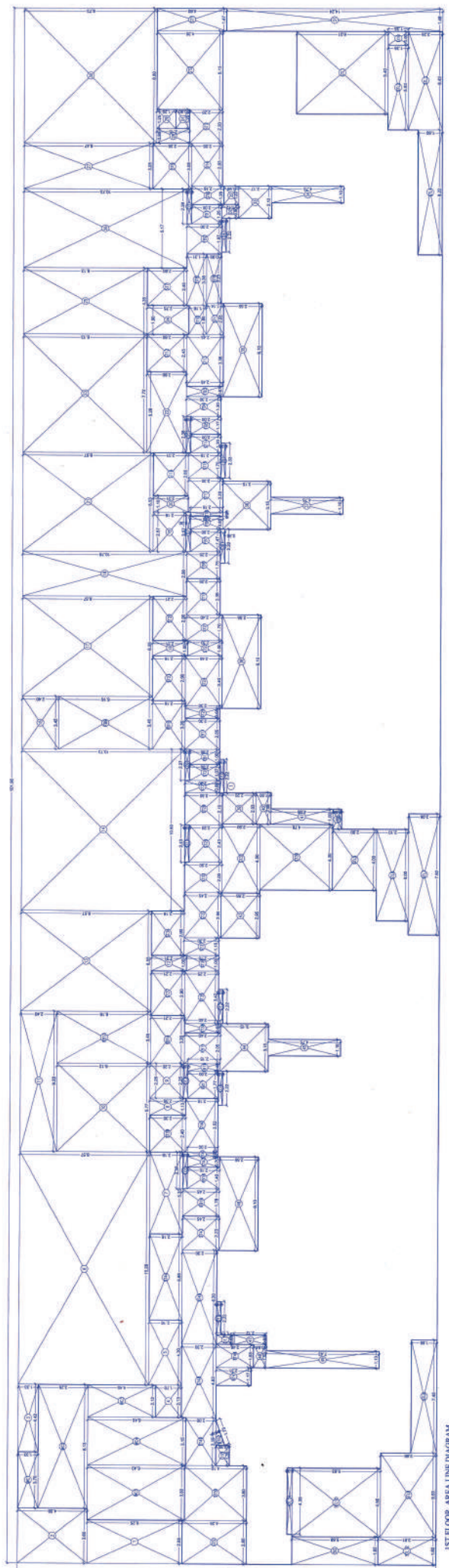
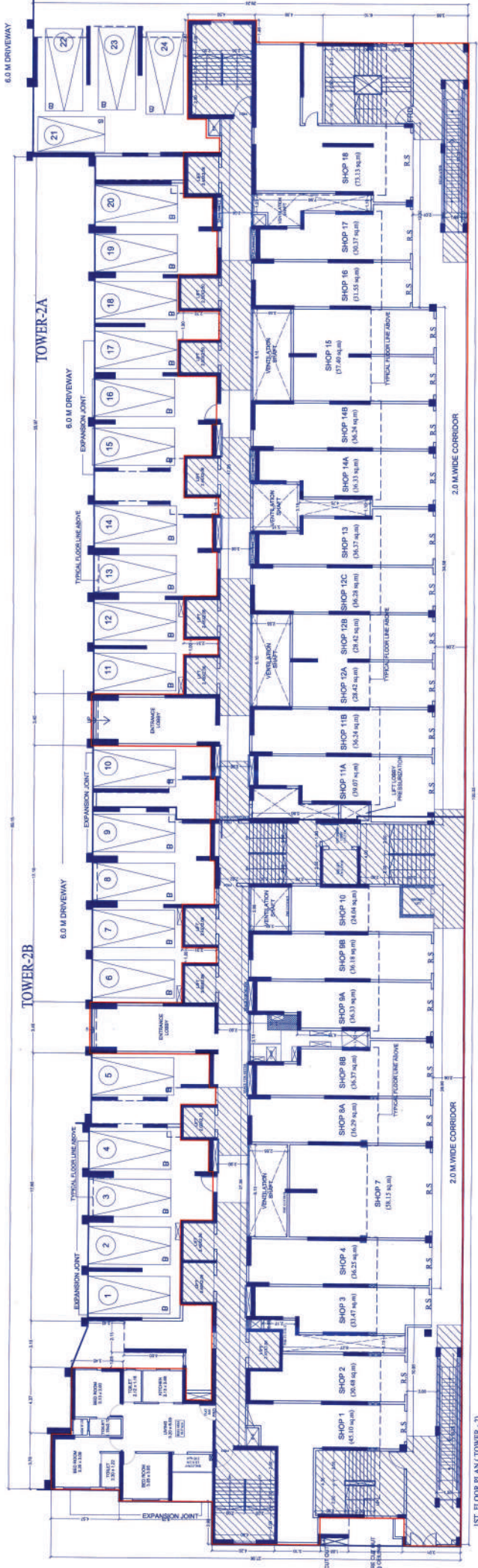






THE TOTAL AREA CALCULATION

NO.	DESCRIPTION	AREA (sq.m)	TOTAL AREA
1	SHOP 1	10.00	10.00
2	SHOP 2	10.00	20.00
3	SHOP 3	10.00	30.00
4	SHOP 4	10.00	40.00
5	SHOP 5A	10.00	50.00
6	SHOP 5B	10.00	60.00
7	SHOP 6A	10.00	70.00
8	SHOP 6B	10.00	80.00
9	SHOP 7A	10.00	90.00
10	SHOP 7B	10.00	100.00
11	SHOP 8A	10.00	110.00
12	SHOP 8B	10.00	120.00
13	SHOP 9A	10.00	130.00
14	SHOP 9B	10.00	140.00
15	SHOP 10A	10.00	150.00
16	SHOP 10B	10.00	160.00
17	SHOP 11A	10.00	170.00
18	SHOP 11B	10.00	180.00
19	SHOP 12A	10.00	190.00
20	SHOP 12B	10.00	200.00
21	SHOP 13A	10.00	210.00
22	SHOP 13B	10.00	220.00
23	SHOP 14A	10.00	230.00
24	SHOP 14B	10.00	240.00
25	SHOP 15	10.00	250.00
26	SHOP 16	10.00	260.00
27	SHOP 17	10.00	270.00
28	SHOP 18	10.00	280.00
29	STAIR	10.00	290.00
30	LOBBY	10.00	300.00
31	W.C.	10.00	310.00
32	MECHANICAL	10.00	320.00
33	ROOF	10.00	330.00
34	EXTERNAL	10.00	340.00
35	INTERNAL	10.00	350.00
36	WALL	10.00	360.00
37	GLASS	10.00	370.00
38	CEILING	10.00	380.00
39	FLOOR	10.00	390.00
40	FOUNDATION	10.00	400.00
41	DRIVEWAY	10.00	410.00
42	LANDSCAPE	10.00	420.00
43	UTILITIES	10.00	430.00
44	STORAGE	10.00	440.00
45	MECHANICAL	10.00	450.00
46	W.C.	10.00	460.00
47	MECHANICAL	10.00	470.00
48	W.C.	10.00	480.00
49	MECHANICAL	10.00	490.00
50	W.C.	10.00	500.00
51	MECHANICAL	10.00	510.00
52	W.C.	10.00	520.00
53	MECHANICAL	10.00	530.00
54	W.C.	10.00	540.00
55	MECHANICAL	10.00	550.00
56	W.C.	10.00	560.00
57	MECHANICAL	10.00	570.00
58	W.C.	10.00	580.00
59	MECHANICAL	10.00	590.00
60	W.C.	10.00	600.00
61	MECHANICAL	10.00	610.00
62	W.C.	10.00	620.00
63	MECHANICAL	10.00	630.00
64	W.C.	10.00	640.00
65	MECHANICAL	10.00	650.00
66	W.C.	10.00	660.00
67	MECHANICAL	10.00	670.00
68	W.C.	10.00	680.00
69	MECHANICAL	10.00	690.00
70	W.C.	10.00	700.00
71	MECHANICAL	10.00	710.00
72	W.C.	10.00	720.00
73	MECHANICAL	10.00	730.00
74	W.C.	10.00	740.00
75	MECHANICAL	10.00	750.00
76	W.C.	10.00	760.00
77	MECHANICAL	10.00	770.00
78	W.C.	10.00	780.00
79	MECHANICAL	10.00	790.00
80	W.C.	10.00	800.00
81	MECHANICAL	10.00	810.00
82	W.C.	10.00	820.00
83	MECHANICAL	10.00	830.00
84	W.C.	10.00	840.00
85	MECHANICAL	10.00	850.00
86	W.C.	10.00	860.00
87	MECHANICAL	10.00	870.00
88	W.C.	10.00	880.00
89	MECHANICAL	10.00	890.00
90	W.C.	10.00	900.00
91	MECHANICAL	10.00	910.00
92	W.C.	10.00	920.00
93	MECHANICAL	10.00	930.00
94	W.C.	10.00	940.00
95	MECHANICAL	10.00	950.00
96	W.C.	10.00	960.00
97	MECHANICAL	10.00	970.00
98	W.C.	10.00	980.00
99	MECHANICAL	10.00	990.00
100	W.C.	10.00	1000.00



FORMER AREA CALCULATION

NO.	DESCRIPTION	AREA (sq.m)	TOTAL AREA
1	SHOP 1	10.00	10.00
2	SHOP 2	10.00	20.00
3	SHOP 3	10.00	30.00
4	SHOP 4	10.00	40.00
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6	SHOP 5B	10.00	60.00
7	SHOP 6A	10.00	70.00
8	SHOP 6B	10.00	80.00
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10	SHOP 7B	10.00	100.00
11	SHOP 8A	10.00	110.00
12	SHOP 8B	10.00	120.00
13	SHOP 9A	10.00	130.00
14	SHOP 9B	10.00	140.00
15	SHOP 10A	10.00	150.00
16	SHOP 10B	10.00	160.00
17	SHOP 11A	10.00	170.00
18	SHOP 11B	10.00	180.00
19	SHOP 12A	10.00	190.00
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29	STAIR	10.00	290.00
30	LOBBY	10.00	300.00
31	W.C.	10.00	310.00
32	MECHANICAL	10.00	320.00
33	ROOF	10.00	330.00
34	EXTERNAL	10.00	340.00
35	INTERNAL	10.00	350.00
36	WALL	10.00	360.00
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47	MECHANICAL	10.00	470.00
48	W.C.	10.00	480.00
49	MECHANICAL	10.00	490.00
50	W.C.	10.00	500.00
51	MECHANICAL	10.00	510.00
52	W.C.	10.00	520.00
53	MECHANICAL	10.00	530.00
54	W.C.	10.00	540.00
55	MECHANICAL	10.00	550.00
56	W.C.	10.00	560.00
57	MECHANICAL	10.00	570.00
58	W.C.	10.00	580.00
59	MECHANICAL	10.00	590.00
60	W.C.	10.00	600.00
61	MECHANICAL	10.00	610.00
62	W.C.	10.00	620.00
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70	W.C.	10.00	700.00
71	MECHANICAL	10.00	710.00
72	W.C.	10.00	720.00
73	MECHANICAL	10.00	730.00
74	W.C.	10.00	740.00
75	MECHANICAL	10.00	750.00
76	W.C.	10.00	760.00
77	MECHANICAL	10.00	770.00
78	W.C.	10.00	780.00
79	MECHANICAL	10.00	790.00
80	W.C.	10.00	800.00
81	MECHANICAL	10.00	810.00
82	W.C.	10.00	820.00
83	MECHANICAL	10.00	830.00
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85	MECHANICAL	10.00	850.00
86	W.C.	10.00	860.00
87	MECHANICAL	10.00	870.00
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98	W.C.	10.00	980.00
99	MECHANICAL	10.00	990.00
100	W.C.	10.00	1000.00

**FORM -2**  
 DESCRIPTION OF PROPERTY:  
 PROPOSED 1st FLOOR AREA LINE DIAGRAM  
 & 1st FLOOR PLAN (TOWER-2)  
 "MALL, NGARAH CHAI"  
 NAME AND ADDRESS OF THE EMPLOYER:  
 BUAL BHAWANTARANS LLP,  
 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110,  
 111, 112, 113, 114, 115, 116, 117, 118, 119, 120,  
 121, 122, 123, 124, 125, 126, 127, 128, 129, 130,  
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CONTENT OF THE SHEET  
2ND FLOOR PLAN &  
AREA LINE DIAGRAM  
FOR THE PROPOSED  
APPROVAL OF PLAN  
WITH STRUCTURAL  
PARTICULARS FOR  
TOWER-2A & 2B

27 DEC 2022  
Approved in the above mentioned  
generally approved by the  
Department of Urban Planning &  
Construction  
Date: 27 DEC 2022

CONCRETE SLAB OF EACH FLOOR

NO.	AREA (sq.m)	THICKNESS (mm)	WEIGHT (kg)	NO.	AREA (sq.m)	THICKNESS (mm)	WEIGHT (kg)
1	10.00	150	22500	11	10.00	150	22500
2	10.00	150	22500	12	10.00	150	22500
3	10.00	150	22500	13	10.00	150	22500
4	10.00	150	22500	14	10.00	150	22500
5	10.00	150	22500	15	10.00	150	22500
6	10.00	150	22500	16	10.00	150	22500
7	10.00	150	22500	17	10.00	150	22500
8	10.00	150	22500	18	10.00	150	22500
9	10.00	150	22500	19	10.00	150	22500
10	10.00	150	22500	20	10.00	150	22500
21	10.00	150	22500	31	10.00	150	22500
22	10.00	150	22500	41	10.00	150	22500
23	10.00	150	22500	51	10.00	150	22500
24	10.00	150	22500	61	10.00	150	22500
25	10.00	150	22500	71	10.00	150	22500
26	10.00	150	22500	81	10.00	150	22500
27	10.00	150	22500	91	10.00	150	22500
28	10.00	150	22500	101	10.00	150	22500
29	10.00	150	22500	111	10.00	150	22500
30	10.00	150	22500	121	10.00	150	22500
31	10.00	150	22500	131	10.00	150	22500
32	10.00	150	22500	141	10.00	150	22500
33	10.00	150	22500	151	10.00	150	22500
34	10.00	150	22500	161	10.00	150	22500
35	10.00	150	22500	171	10.00	150	22500
36	10.00	150	22500	181	10.00	150	22500
37	10.00	150	22500	191	10.00	150	22500
38	10.00	150	22500	201	10.00	150	22500
39	10.00	150	22500	211	10.00	150	22500
40	10.00	150	22500	221	10.00	150	22500
41	10.00	150	22500	231	10.00	150	22500
42	10.00	150	22500	241	10.00	150	22500
43	10.00	150	22500	251	10.00	150	22500
44	10.00	150	22500	261	10.00	150	22500
45	10.00	150	22500	271	10.00	150	22500
46	10.00	150	22500	281	10.00	150	22500
47	10.00	150	22500	291	10.00	150	22500
48	10.00	150	22500	301	10.00	150	22500
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50	10.00	150	22500	321	10.00	150	22500
51	10.00	150	22500	331	10.00	150	22500
52	10.00	150	22500	341	10.00	150	22500
53	10.00	150	22500	351	10.00	150	22500
54	10.00	150	22500	361	10.00	150	22500
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58	10.00	150	22500	401	10.00	150	22500
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165	10.00	150	22500	1471	10.00	150	22500
166	10.00	150	22500	1481	10.00	150	22500
167	10.00	150	22500	1491	10.00		













**POWER OF ATTORNEY**

TO ALL TO WHOM THESE PRESENTS SHALL COME WE M/S. SEJAL SHAKTI REALTORS LLP ("the Promoters"), a Limited Liability Partnership Firm, constituted and registered under the Limited Liability Partnership Act, 2008, having its address at Plot 6pt, Temp Service, Nirmal Nagar, Kokari Agar, Antop Hill, Mumbai-400037 through its Designated Partner Mr. Samyak Jain do hereby SEND GREETINGS;

**WHEREAS:-**

That the M/S. SEJAL SHAKTI REALTORS LLP ("the Promoters"), are in the process of developing a project known as 'SIDDHA SKY' at Raoli Camp, Kokari Agar, Sardar Nagar No.4, Sion Koliwada, Mumbai 400 037, as more particularly described in Schedule A hereunder written ("said Project").

The Promoters have obtained the development rights of the said Land after following due process of law and further have obtained numerous permissions from the various concerned authorities required for the scheme.

The Promoters as per the sanctioned plans are constructing the Sale Buildings having Residential and/or Residential cum Commercial Bearing Residential Towers. The Sale Buildings and/or the said project to be constructed by the Promoters shall be commonly known as "Siddha Sky" (the said Project).

AND WHEREAS the Promoters are required to sign, execute and register Agreement for Sale/Deeds, with the prospective purchasers, those who are intending to purchase the Residential/Commercial Flat/ Showroom/Office/Premises in free sale building, situated on the said land. Further if required may sign, execute and register the Agreement, Supplementary Agreement, Rectification Deed, Modification Deed, Undertaking, Leave and License Agreement, Mortgage Deed, etc relating to the Flats / Showrooms / Offices/Premises/Parking spaces to be constructed in the said project with the various Purchaser/s under the Indian Registration Act, 1908.

AND WHEREAS, the Promoters have authorized MR. VINOD PATHAK & MR. ISHTIYAK AHMED ANSARI as the Authorized signatories to sign, execute and register the Agreement for Sale for flats / showrooms /offices/ premises/units sold to various purchasers and further any prospective purchasers in the said project for and on behalf of the Promoters.

AND WHEREAS, the Promoters are desirous of appointing a sole and proper person/s on their behalf for attending the office of the concerned Sub-Registrar of Assurances in order to sign, admit the execution of the Documents on behalf of the Promoters and get such documents registered as per the law.

NOW KNOW YE ALL MEN BY THESE PRESENTS WITNESSETH THAT WE, THE PROMOTERS, do hereby appoint and constitute MR. VINOD PATHAK, & MR. ISHTIYAK AHMED ANSARI, to be our true and lawful Attorney for us, on our behalf and in our name to do only the following acts, deeds in respect of the said project that is to say:-

1. To sign such Agreement for sale/documents, Deeds, Supplementary Agreement, Rectification Deed, Cancellation Deed, Modification Deed, Undertaking, Leave and License Agreement, Mortgage Deed, etc relating to the Flats/Showrooms/Offices/Premises /parking spaces to be

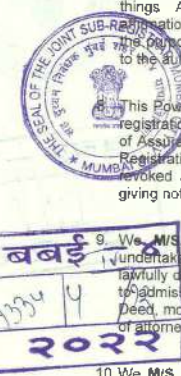
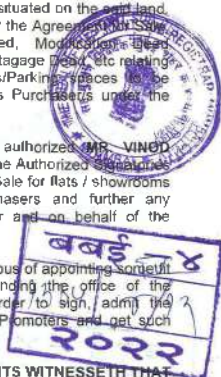
constructed in the said project with the various Purchaser/s under the Indian Registration Act, 1908 and execute the admission of the same.

2. To lodge and present such Agreement for Sale/documents, Deed of Rectifications, Modification Deed, Deeds of Cancellation of Agreements, any other documents related to the project before the Sub- Registrar of Assurances at Mumbai and / or at any other local registering authority or any other authority appointed under the Indian Registration Act for the time being in force having the jurisdiction in relation to the registration of the Deeds as well as for the registration of Agreement for Sale, Undertaking, Leave and License Agreement, relating to the flats/ showroom/ offices/premises/parking spaces in the said Project developed by the Promoter.
3. To do all acts, deeds, matters and things as may be required to effectively obtain registration of the documents as aforesaid and for the said purpose to sign and deliver all the requisite challans, forms, receipts and other incidental writings.
4. To represent us before the Concerned Sub-registrar and before the other Officers in his Department for the purpose of registering the various documents including Agreement for Sale/ any other documents referred hereinabove in respect of the said project
5. To receive back the documents lodged for registration from the office of the concerned Sub-Registrar of Assurances and to sign and deliver all necessary discharges and receipts for the said purpose.
6. To pay the stamp duty, registration fees and other charges if any payable in any of the transactions and other documents in respect of the said project.
7. GENERALLY TO DO AND PERFORM all acts, deeds, matters and things AND sign all such papers, applications, declarations, registrations and documents necessary and convenient for all or any of the purposes aforesaid and incidental thereto and for giving full effect to the authority herein before contained.

8. This Power of Attorney is restricted only for the signing, execution and registration of the above referred documents before the Sub-Registrar of Assurances at Mumbai or any authority appointed under the Indian Registration Act related to this project. This Power of Attorney can be revoked at any time by M/S. SEJAL SHAKTI REALTORS LLP by giving notice to the Sub-Registrar.

9. We M/S. SEJAL SHAKTI REALTORS LLP hereby agree and undertake to ratify and confirm all whatsoever our said Attorney shall lawfully do or caused to be done by virtue of this present, with respect to admission of Agreement for Sale, rectification deed, Cancellation Deed, modification deed, sale deed, undertakings, declarations, Power of attorney only with respect to the above said project and land.

10. We M/S. SEJAL SHAKTI REALTORS LLP hereby agree and ratify and confirm that this Power of Attorney revokes, cancels and terminates all the authority and powers granted earlier vide Power of Attorney registered at the Office of Sub Registrar of Assurances.



The Schedule above referred to  
(Details of the said Project)  
**SCHEDULE A**

All that piece and parcel of lands having C.C. Nos. 6 (part), 17 (part), to 21 (part) of Salt Pan Division and C.S. No 12 (part) of Sion Division situated, lying and being at Raoli Camp, Kokari Agar, Sardar Nagar No.4, Sion Koliwada, Mumbai 400037.

IN WITNESS WHEREOF, I have hereunto set and subscribed my hand to these presents at Mumbai on this 28<sup>th</sup> day of January 2022.

SIGNED AND DELIVERED )  
BY THE WITHINNAMED )  
M/S. SEJAL SHAKTI REALTORS LLP )  
(the Promoters) through their designated )

Partner MR. SAMYAK JAIN

IN THE PRESENCE OF.....

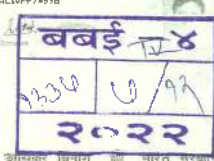
1. Rohit Prajapati
2. Omprakash Prajapati

I ACCEPT

MR. VINOD PATHAK, &


MR. ISHTIYAK AHMED ANSARI

(Attorney Holder)















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 दस्तावेज क्र. - 1337/2022





दस्तावेज क्र. 2

दस्तावेज क्र. 1337/2022

28/01/2022

क्र.	प्राप्तकर्ताचे नाव व पत्ता	प्राप्तकर्त्याचा प्रकार	साक्षरता	अंगठ्याचा दस्त
1	नाम-सेजल शक्ती रियल्टर्स एलएलपी - ६ पाठ, मळानं. - इमरतीचे नाव; टायप कॉपी, निर्मात नाव, वकील नं.: जयदेव हरामसिंह रोड, कोकरी अणार, रोड नं.: स्वयंसेवक विल्ड, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:	कुलमुखत्यार देणार		
2	नाम-विनोद पाठक - ६ पाठ, मळानं. - इमरतीचे नाव; टायप कॉपी, निर्मात नाव, वकील नं.: जयदेव हरामसिंह रोड, कोकरी अणार, रोड नं.: स्वयंसेवक विल्ड, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:	सर्व अधिकारकर्ती		
3	नाम-दुधिय्याक अहमद अन्सारी - ६ पाठ, मळानं. - इमरतीचे नाव; टायप कॉपी, निर्मात नाव, वकील नं.: जयदेव हरामसिंह रोड, कोकरी अणार, रोड नं.: स्वयंसेवक विल्ड, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:	सर्व अधिकारकर्ती		

दस्तावेज क्र. 3 चे वेळ: 28 / 01 / 2022 11 : 17 : 55 AM

क्र.	प्राप्तकर्ताचे नाव व पत्ता	साक्षरता	अंगठ्याचा दस्त
1	नाम-सेजल शक्ती रियल्टर्स एलएलपी - ६ पाठ, मळानं. - इमरतीचे नाव; टायप कॉपी, निर्मात नाव, वकील नं.: जयदेव हरामसिंह रोड, कोकरी अणार, रोड नं.: स्वयंसेवक विल्ड, मुंबई, महाराष्ट्र, मुंबई. पिन कोड: 400601		
2	नाम-विनोद पाठक - ६ पाठ, मळानं. - इमरतीचे नाव; टायप कॉपी, निर्मात नाव, वकील नं.: जयदेव हरामसिंह रोड, कोकरी अणार, रोड नं.: स्वयंसेवक विल्ड, मुंबई, महाराष्ट्र, मुंबई. पिन कोड: 400601		

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 पुस्तक क्रमांक १३३७/२०२२  
 नोंदला.  
 दिनांक २८ JAN 2022

## कुलमुखत्यार पत्राचे घोषणापत्र

आम्ही श्री.विनोद पाठक व श्री. इश्टियाक अहमद अब्दुल वहीद अन्सारी (अधिकृत स्वाक्षरीकार) याद्वारे घोषित करतो की, **दुय्यम निबंधक मुंबई 4** यांचे कार्यालयात **करारनामा** या शिर्षकाचा दस्त निष्पादन व नोंदणीसाठी सादर करण्यात आला आहे. **मे. सेजल शक्ती रियल्टर्स एलएलपी तर्फे भागीदार सम्यक जैन** यांनी दिनांक **२८/०१/२०२२ रोजी** आम्हांला दिलेल्या कुलमुखत्यारपत्राच्या आधारे आम्ही सादर दस्त निष्पादन करून नोंदणीस सादर केला आहे व निष्पादीत करून कबुलीजबाब दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किवा कुलमुखत्यार लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सादरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास आम्ही पूर्णतः सक्षम आहे. सादरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस आम्ही पात्र राहिन याची आम्हांला जाणीव आहे.

सही/-

कुलमुखत्यारपत्राचे घोषणापत्र लिहून देणार

**आयकर विभाग** भारत सरकार  
**INCOME TAX DEPARTMENT** GOVT. OF INDIA  
**SEJAL SHAKTI REALTORS LLP**

18/03/2016  
 Permanent Account Number  
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इश्टियाक अहमद अन्सारी  
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अधिकृत अधिकारी  
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 जन्म वर्ष: Year of Birth: 1976  
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6150 3102 3146

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