



51
Exhibit 'I'

Slum Rehabilitation Authority

3th Floor, Grina Nirman Bhavan,

Bandra (East), Mumbai 400 051. Fax: 022-26590457

Tel: 022-26590519 / 0405 / 1879 / 0993

E-mail: info@sra.gov.in

**CERTIFIED
TRUE COPY**

No. SRA/ENG/1499/FS/ML/AP

Date :- **22 JUL 2009**

For Newlook Architects Pvt. Ltd.

AB Naik
Director

To,
M/s. Newlook Architects Pvt. Ltd.,
3, Siddharth Nagar,
M.M.G.S. Marg,
Dadar, Mumbai - 400 014.

COUNCIL OF ARCHITECTURE
Reg. No. CA/84/7941

Sub :- Amended cum Part Occupation Certificate for Composite Building No. 1 on plot bearing F.P. No. 202 (pt.), 240, 416, 417 and 423 (pt.) of Parel Sewari Division at junction of G. D. Ambekar Marg and Acharya Donde Marg for "Samata Chawl CHS LTD."

Ref: Your letter dated 06/06/2008.

Sir,

With reference to above, the amended/occupation plans submitted by you for the Composite bldg. are hereby approved by this office. The full development work of Composite Bldg. no.1 on plot bearing F.P. No. 202 (pt.), 240 416, 417 and 423 (pt.) of Parel Sewri Division at junction of G. D. Ambekar Marg and Acharya Donde Marg for "Samata Chawl CHS LTD." completed under the supervision of Shri Arvind B. Naik of Newlook Architects Pvt. Ltd. vide Licence No. CA/84/7941. The Structural Engineer Shri S. H. Jain of M/s. Struct Bombay Consultants vide Registration No. STR/J/21 and Site Supervisor Shri Pradeep J. Thakur vide Registration No. T/22/SS-I, may be occupied on the following conditions.

1. That occupation permission is granted for 51 nos. Rehab residential, 07 nos. Rehab Comm., 02 existing amenity Structures, in Wing 'A' of the Composite Bldg. No. 1 comprising of Gr. + 7 upper floors and 37 nos. Sale Resi. in Wing 'B' of the Composite Bldg. No. 1 comprising of Gr. + 14 upper floors.
2. That the remaining conditions of IOA and LOI shall be complied with.



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Exhibit 'II'

Slum Rehabilitation Authority

5th Floor, Ganga Nivaran Bhavan,
Banjra (East), Mumbai 400 051. Fax: 022-26590457
Tel: 022-26590519 / 0405 / 1879 / 0993
E-mail: info@sra.gov.in

No.SRA/Eng/999/FS/ML/LOI

Date: 15 MAR 2007

To:

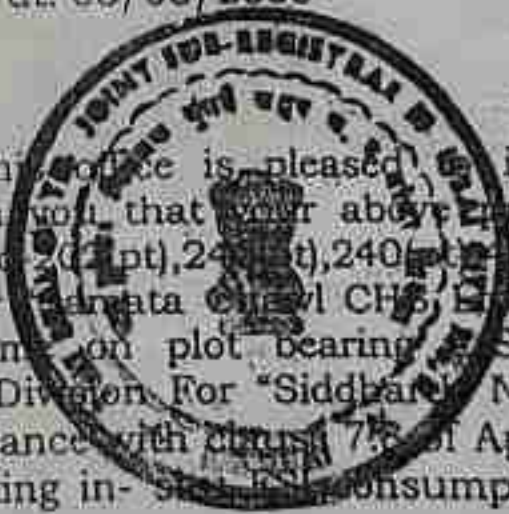
1. Architect : Shri. A.B.Naik
Newlook Architects Pvt Ltd
3.Siddharth Nagar M.M.G.S Marg
Dadar Mumbai-400 014
2. Developers : Newlook Construction Pvt Ltd
3.Siddharth Nagar M.M.G.S Marg
Dadar Mumbai-400 014
3. Society : Samata Chawl CHS Ltd & Sant
Rohidas CHS Ltd

Sub: Revised Letter Intent of Clubbing of Slum Rehabilitation scheme on plot bearing C. S.No. 202 (pt), 240 (pt), 416 (pt), 417 (pt) & 423 (pt) of Parel Sewree Divn. For "Samata Chawl CHS Ltd & Sant Rohidas CHS Ltd" with S.R.Scheme on plot bearing C.S.No- 18(pt), 19(pt), 20 to 24 of Dadar -Naigaum Division for "Siddharth Nagar CHS Ltd"

Ref: SRA/Eng/999/FS/ML/LOI dt. 06/05/2005

Sir,

By direction of CEO (SRA), this office is pleased to issue this Revised Letter of Intent to inform you that your above proposal of clubbing of S.R.scheme on C.S.no. 202 (pt), 240 (pt), 416 (pt), 417 (pt) & 423 (pt) of Parel-Sewari Division For "Samata Chawl CHS Ltd" & "Sant Rohidas CHS Ltd" with S.R.Scheme on plot bearing C.S.No-18(pt), 19(pt), 20 to 24 of Dadar -Naigaum Division For "Siddharth Nagar CHS Ltd" is principally approved in accordance with clause 7.3 of Appendix-IV of D.C. Reg.33(10) subject to restricting in-situ consumption up to



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Handwritten signature
Dy. Ch. Engineer
Slum Rehabilitation Authority



Thursday, August 06, 2009

12:39:50 PM

Original

नोंदणी 39 म.

Regn: 39 M

पावती

पावती क्र. : 5517

दिनांक 06/08/2009

गावाचे नाव परेल-शिपडी

दस्तऐवजाचा अनुक्रमांक बबइ2 - 05496 - 2009

दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाराचे नाव:तेजास्वीनी विजय देसाई

नोंदणी फी :- 30000.00

नक्कल (अ. 11(1)), मृष्टांकनाची नक्कल (आ. 11(2)), :- 2120.00

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (106)

एकूण रु. 32120.00

आषणास हा दस्त अंदाजे 12:54PM ह्या वेळेस मिळेल

DELIVERED

दुय्यम निबंधक
मुंबई शहर 2 (बरेली)

वाजार मूल्य: 3626053 रु. मोबदला: 300000 रु.

मरलेले मुद्रांक शुल्क: 163950 रु.

वेयकाचा प्रकार :डीडी/अनाकार्यदारे;

वेयकेचे नाव व पत्ता: डेक ऑफ इंडिया, मुं.

डीडी/अनाकार्य क्रमांक: 062120; रकम: 30000 रु.; दिनांक: 31/07/2009

सह दुय्यम निबंधक

मुंबई शहर क्र. २

DELIVERED

SECOND SCHEDULE ABOVE REFERRED TO

Piece and parcel of land together with slum bearing C. S. No. 240, 416, 417 (pt) and 423 (pt) situated at Junction of G. D. Ambekar Marg, Acharya Donde Marg, Parel Sewri Division, Parel Village, Mumbai-400 012, admeasuring 2482.88 Sq. Mtrs., Mumbai City, and Sub-Registration district of Mumbai alongwith structure standing thereon,

- On or towards North : Acharya Donde Marg
On or towards South : Samta Chawl CHS Ltd.
On or towards East : Golanji Hill Reservoir
On or towards West : G. D. Ambekar Marg

THIRD SCHEDULE ABOVE REFERRED TO

Piece and parcel of land together with slum bearing C.S. No. 18(part), 19 (part), Plot No. 20, 21, 22, 23 and 24 at the Junction of G. D. Ambekar Marg and G. S. Marg, Dadar, Mumbai - 400 014, admeasuring 241.63 Sq. Mtrs., Mumbai City, and Sub-Registration district of Mumbai alongwith structures standing thereon and bounded as follows:



- On or towards North : Chanchal Smruti Building
On or towards South : M. M. G. S. Marg.
On or towards East : G. D. Ambekar Road.
On or towards West : BEST Sub-station.

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B J.V. Desai

executors, administrators and assigns and successors as the case may be) of the SECOND PART.

WHEREAS:

[a] M.C.G.M. being the Owner and Local Authority is seized and possessed of all that piece and parcel of land comprising C. S. No. 202 (pt), Parel Sewri Division, Mumbai City admeasuring about 3044.66 Sq. Mtrs. or thereabout being Plot No. M-358, lying and being at G. D. Ambekar Marg, Parel Village, Mumbai-400 012, which is more particularly described in the First schedule hereunder written, hereinafter referred as the "said property No.1".

[b] The occupiers of the said property No.1 which is described in the First Schedule hereunder written formed a Committee for the purpose of welfare of occupiers known as Samta Chawl Committee.

[c] The said occupiers formed the Society from the said committee of the property No. 1 being Society known as Samta Chawl Co-op. Housing Society Ltd., which is registered under No. BOM/WAL/HSG(TC)/415/1986-87 pursuant to the consent of Municipal Corporation of Greater Mumbai.

[d] M.C.G.M. also owned, seized and possessed of the adjoining property described in the First Schedule, bearing C.S. No. 240, 416, 417 (pt), and 23 (pt) of G. D. Hill, Parel Sewri Division, Mumbai City, admeasuring about 332.88 Sq. Mtrs. at junction of G. D. Ambedkar Marg and Acharji Dhonde Marg, Parel Village, Mumbai-400 012, which is more particularly described in the second Schedule hereunder written, hereinafter referred as the



D. J. V. Desai

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2008

SIGNED SEALED AND DELIVERED

by the withinnamed Developers

NEWLOOK CONSTRUCTIONS PVT. LTD.

in the presence of.

)
) For Newlook Constructions Pvt. Ltd.
) 
) Director

1. 

SIGNED SEALED AND DELIVERED

by the withinnamed Purchaser

Smt. TEJASWINI VIJAY DESAI

in the presence of

)
)
) Tejaswini V. Desai
)

1. Shri. Sudhir Ramchandra Sawant



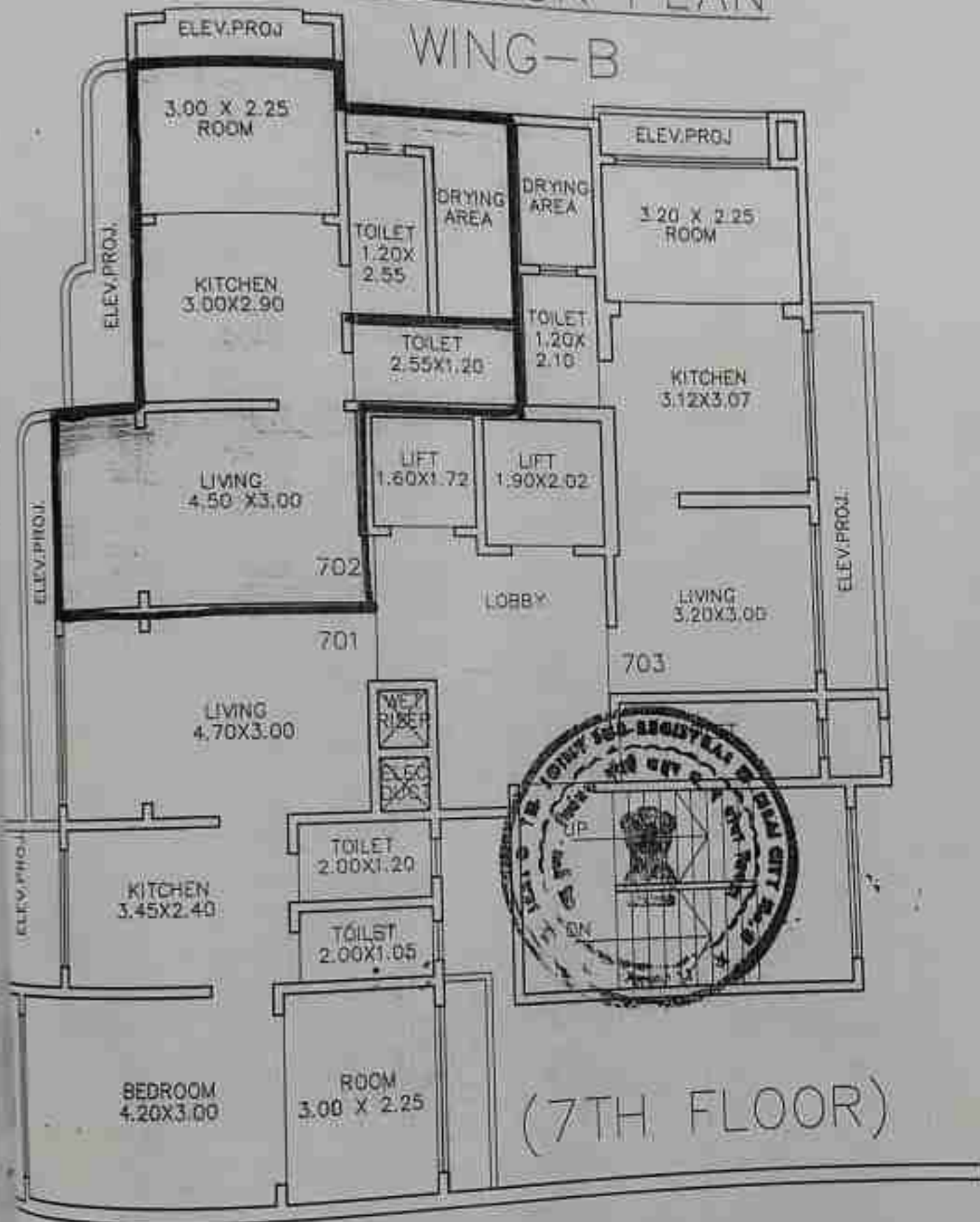
2. Shri. S. Mose

SS mose



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TYPICAL FLOOR PLAN WING-B



(7TH FLOOR)

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TYPICAL FLOOR PLAN

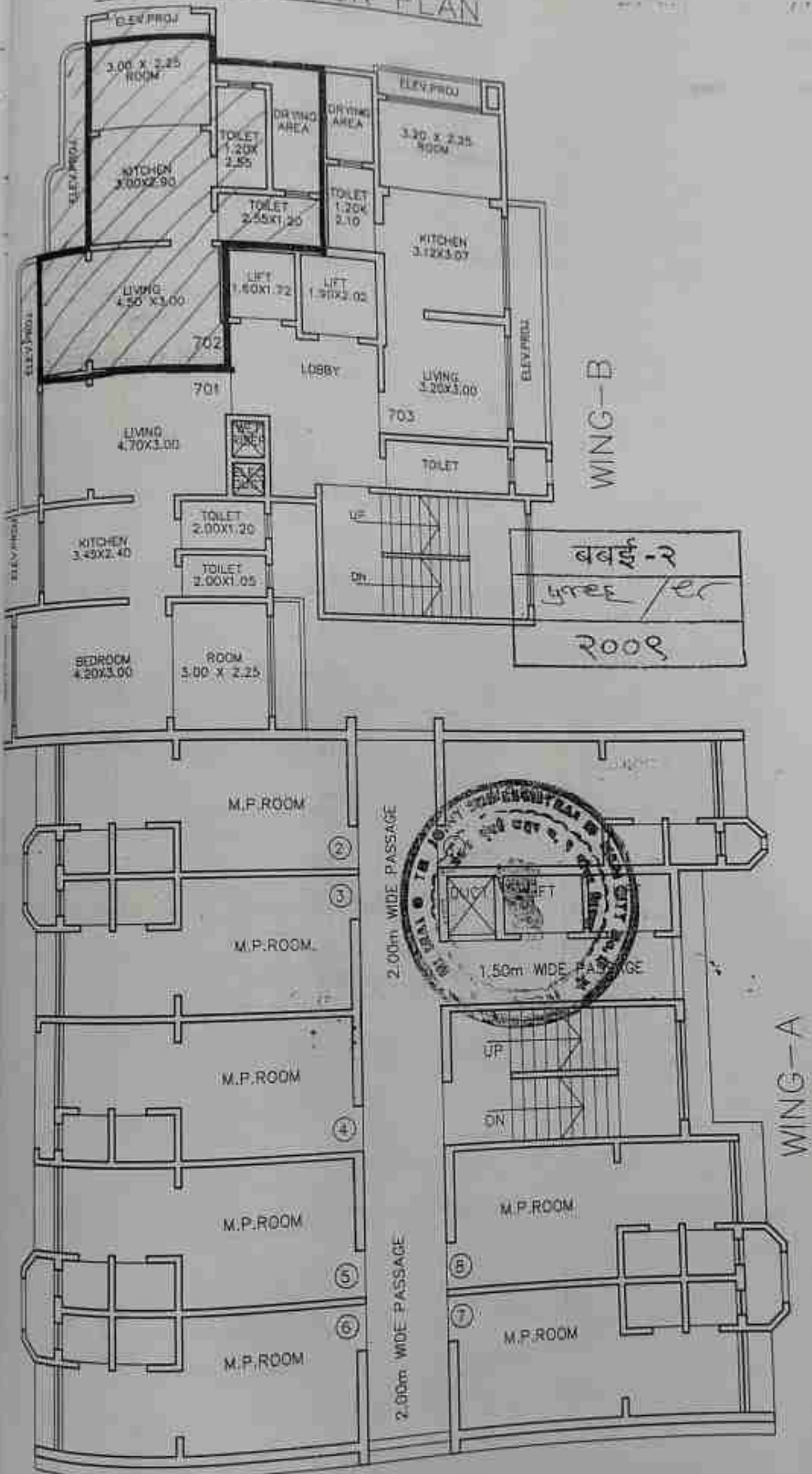


Exhibit 'III'

SLUM REHABILITATION AUTHORITY

5th floor, Griha Nirman Bhavan, Bandra (E) 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 for Brihanmumbai.

No. SRA / ENG / 1499 / PS / ML / AP.....

17 AUG 2005

To,

M/s. Newlook Construction Pvt, Ltd,

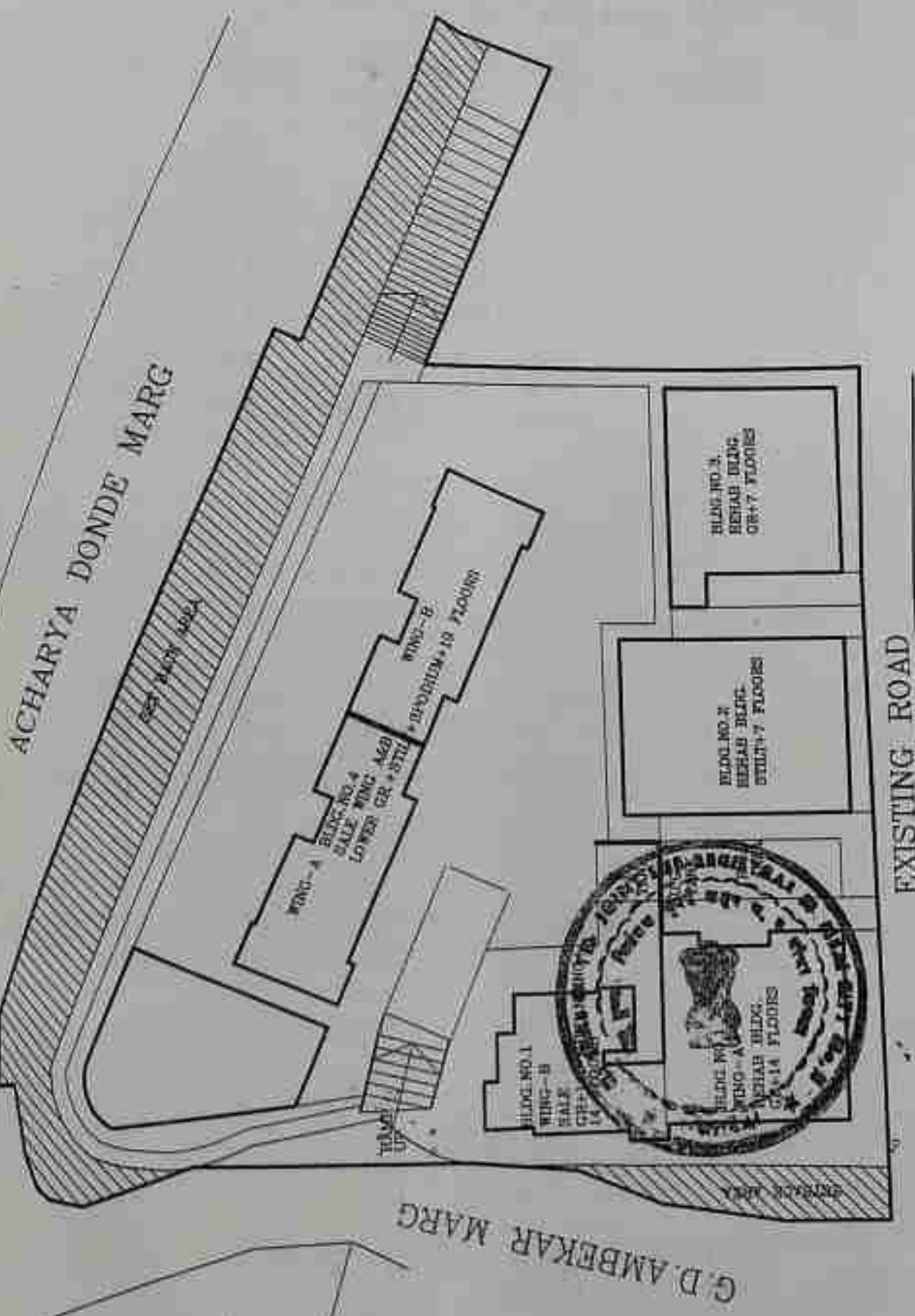
2, Sidharth Nagar M.M. 3G. SS. Marg, Dadar Mumbai - 400014

With reference to your Notice, letter No. 5325 dated 12/8/05 200 and delivered
on 12/8/05 200 and the plans, Sections, Specifications and Description and further particulars
and details of your building at ^{Compound} No. 1 G.S. no. 202(pt), 416, 417(pt), 240(p
& 423(pt) of Parel Sewerage Divn. at junction of G. D. Ambedkar Marg
& Acharaya Dadas Marg, Mumbai-19

furnished to me under your letter, dated _____ 200 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 us/ 44/69 of the MR & T.P Act, shall be obtained before starting the proposed work.
- A.2) That the compound shall be constructed, after getting the plot demarcation 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) (ix) 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.

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LAYOUT PLAN

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