

FIRST SCHEDULE

(List of documents of title, evidences, deeds and writings)

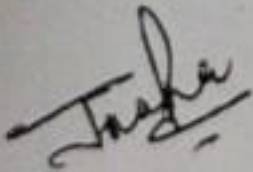
1. Original NOC from the Builder/Developer/Seller for creation of Mortgage in Bank's favour.
2. Original Registered Agreement for sale made between Lokhandwala Kataria Construction Pvt. Ltd (Seller) and Mr. Aliasgar Mohammed Lokhandwala (The Purchaser) dated 23.07.2015.
3. Original Registration Payment Receipt No. BBE-7202-2015 dated 23.07.2015.
4. Original Index II No. BBE-7202-2015 dated 23.07.2015.
5. Irrevocable Power of Attorney & Declaration
6. Title clearance report of M/s. Aaratie Shinde and Co dated 16-07-2015

SECOND SCHEDULE

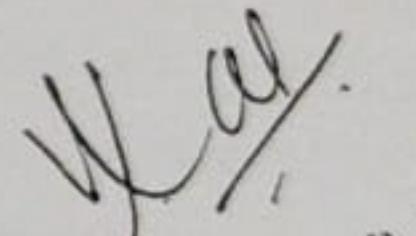
(Description of the mortgaged immovable properties)

Flat No. 4703, 47th floor, A1 wing, in the building known as 'Minerva', bearing C.S. no. (1)pt & 2 (pt) of Lower Parel Division situated at J.R. Boricha Marg, off. N.M. Joshi Marg, Mahalaxmi, Mumbai, Maharashtra- 400011.

Dated at this 24th day of July 2015



Witness:
Ms. Jnanashree
Officer


(Satish Agarwal)
Chief Manager



SRA/ENG/2375/GS/ML/AP

31 MAR 2012

This C.C is re-endorsed as per approval amended plan issued on 21/10/2011.

Sd/-

Executive Engineer (SRA)
Slum Rehabilitation Authority

SRA/ENG/2375/GS/ML/AP

22 AUG 2012

This C.C is Further extended upto the top of 24th floor as per amended plans issued on 21/10/2011.

Sd/-

Executive Engineer (SRA)
Slum Rehabilitation Authority

SRA/ENG/2375/GS/ML/AP

13 DEC 2013

This C.C is further extended upto the top of 39th floor as per amended plans issued on 21/10/2011.

Sd/-

Executive Engineer (SRA)
Slum Rehabilitation Authority

SRA/ENG/2375/GS/ML/AP

02/JUL/2016

This C.C is re-endorsed as per amended plan issued on 02/06/2016

Sd/-

Executive Engineer (SRA)
Slum Rehabilitation Authority

SRA/ENG/2375/GS/ML/AP

7 MAR 2017

This C.C further extended from 40 th floor to 65th floor as per amended plans dated 02/06/2016.

Sd/-

Executive Engineer (SRA)
Slum Rehabilitation Authority

SRA/ENG/2375/GS/ML/AP

22Nov 2017

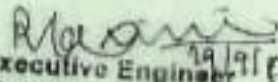
This C.C is re-endorsed upto top of 51st floor as per amended plans dated 02/11/2017.

Sd/-

Executive Engineer (SRA)
Slum Rehabilitation Authority.

SRA/ENG/2375/GS/ML/AP 29 SEP 2018

This c.c is further extended for staircase/lift (core area) only from 52nd to 58th floor of sale building as per approved plan dt. 02/11/2017


Executive Engineer
Slum Rehabilitation Authority

SRA/ENG/2375/GS/ML/AP 17 NOV 2018

This C.C. is further extended from 52nd floor to 58th floor of sale building for R.C.C. work only as per approved plans dated 02/11/2017.


17/11/18
Executive Engineer
Slum Rehabilitation Authority

SRA/ENG/2375/GS/ML/AP

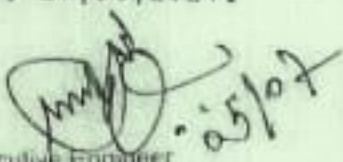
7 JAN 2020

This C.C. is further extended from 59th floor to 64th floor of Sale Building for R.C.C. frame work only as per approved plans dtd. 02/11/2017.


07/01/2020
Executive Engineer
Slum Rehabilitation Authority

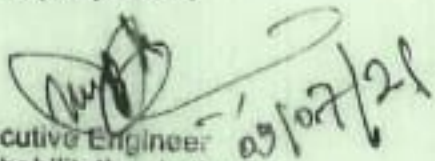
SRA/ENG/2375/GS/ML/AP 06 JUL 2021

This C.C re-endered as per amended plans dt. 29/06/2021.


05/07
Executive Engineer
Slum Rehabilitation Authority

SRA/ENG/2375/GS/ML/AP 9 JUL 2021

This C.C is re-endered upto 64th floor for entire work and further extended from 65th floor to 70th floor for R.C.C. frame work only as per approved plans dt. 29/06/2021.


29/07/21
Executive Engineer
Slum Rehabilitation Authority



DUPLICATE

SLUM REHABILITATION AUTHORITY

Administrative Building, Anant Kanekar Marg, Bandra (East), Mumbai - 400 051
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM "A")

No. SRA/ENG/2375/GS/ML/AP

COMMENCEMENT CERTIFICATE

TO, M/s. Lokhabdwale Kataria Consturction Pvt.Ltd

72, Gandhi Nagar, Dairik Shivnet Marg,
Worli, Mumbai- 400 018.

SALE BLDG

issued
15/oct/2010

Sir,

With reference to your application No. 7996 dated 08/06/2010 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. _____
C.T.S.No. 1 (pt), & 2 (pt)

of village Lower Panel Div TPS.No. _____
ward G/5 Situated at J.R Boricha Marg, Mumbai- 18

The Commencement Certificate/Building Permit is granted subject to compliance of mentioned in LOI
U/R No. SRA/ENG/927/GS/ML/LCI dt. 17/12/2009
IDAUR No. SRA/ENG/2375/GS/ML/AP dt. 07/05/2010
and on following conditions.

1. The land vacated in consequence of endorsement of the setback line/road widening line shall form part of the Public Street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any reason until occupancy permission has been granted.
3. 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.
4. 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.
5. 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.
6. This Certificate is liable to be revoked by the C.E.O. (SRA) if :-
 - (a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - (b) Any of the 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.
 - (c) 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.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The C.E.O. (SRA) has appointed Sd/I D.V PAWAR
Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

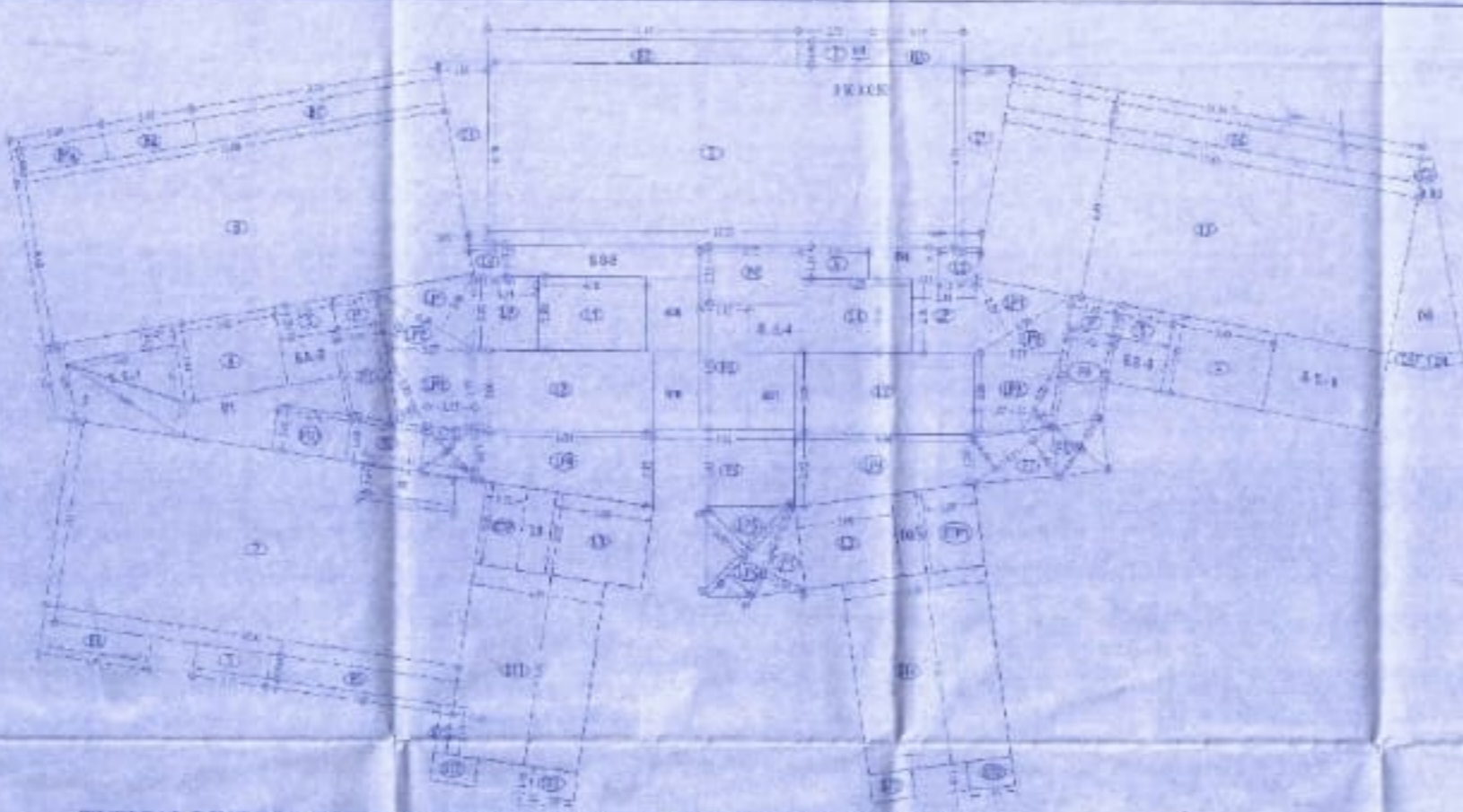
This C.C. is granted for work up to Plinth Level.

For and on behalf of Local Authority
The Slum Rehabilitation Authority

Sd/-

Executive Engineer (SRA)
FOR

CHIEF EXECUTIVE OFFICER
(SLUM REHABILITATION AUTHORITY)



TYPICAL LINE DIA. FOR 15,16,17,19,20,21,23,24,25,27,28,29,31,32,33,35,36,37 & 39 FLR.
SCALE - 1/100



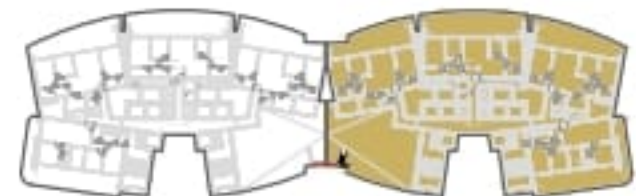
NO.	DESCRIPTION	QTY	UNIT	REMARKS
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100

NO.	DESCRIPTION	QTY	UNIT	REMARKS
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100

TYP. FLR. PLAN & CALC (TYPE-A) 17/05
PROFORMA - B
 STAMP OF DATE OF APPROVAL OF PLAN
 [Stamp and Signature]

NO.	DESCRIPTION	QTY	UNIT	REMARKS
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100

ANNEXURE -



WING - A WING - A1
KEY PLAN



**FLAT NO. 4703 ON FLOOR NO. 35 AS PER APPROVED PLAN
AND NUMBERED AS FLOOR NO. 47**



RESIDENTIAL DEVELOPMENT FOR M/S LOKHANDWALA KATARIA CONSTRUCTIONS Pvt. Ltd.

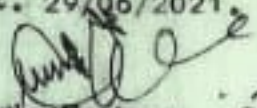
**Architect
Hafeez
Contractor**

PROPOSED BUILDING ON PLOT BEARING C.S.NO. 1(pt) & 2(pt) OF LOWER PAREL DIVISION AT MAHALAXMI, MUMBAI - 11.

SRA/ENG/2375/GS/ML/AP

03 NOV 2021

This C.C. is further extended from 71st floor to 75th floor for R.C.C. frame work only as per amended plans dt. 29/06/2021.



Executive Engineer
Slum Rehabilitation Authority

03/11/2021

SRA/ENG/2375/GS/ML/AP

13 APR 2022

This C.C. is re-endorsed as per amended plans dt. 05/04/2022.

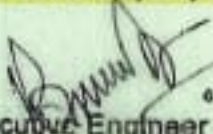

Executive Engineer
Slum Rehabilitation Authority

13/04

SRA/ENG/2375/GS/ML/AP

20 MAY 2022

This C.C. is further extended from 76th floor to 77th floor for R.C.C. frame work only and LMR as per approved plans dt. 05/04/2022.


Executive Engineer
Slum Rehabilitation Authority

20/05