

117

प्रत [अहस्तांतरणीय] ORIGINAL COPY [NON TRANSFERABLE]

श्री. बलराम कृष्णजी पावती १० - ०८००२०  
DEPT FOR PAYMENT TO GOVERNMENT

Place: मुंबई दिनांक/Date: 17/10/04

Received from: Roshan Sethia पांच्य करन  
(रुपये/Rupess. १०७५ ०१०)

Account of: Holappa Badar मुंबई  
Sale of Stamp

९३६ १९  
२००४

पाल वा लेखापाल  
Shier or Accountant.

(हस्ताक्षर) (पदनाम) Designation  
Sub-Registrar & Additional  
Mumbai - 23.

117

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Mumbai on this 13<sup>th</sup> day of August, 2004 BETWEEN the parties SHRI. RAMJIBHAI KALUSHAI PATEL, an Indian Inhabitant, holding Unit No. 117, 'A' Wing, First Floor, Diamond Industrial Estate Co-op. Soc. (Proposed), Ketki pada road, Dahisar (East), Mumbai-400 068, admeasuring about 43.24 sq.mts Carpet area, bearing C.T.S No - 2971 & 2972 of Village Dahisar, hereinafter called as "THE TRANSFEROR/ VENDOR (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include their heirs, executors, administrators and assigns) of the ONE PART and MR. ROSHAN SETHIA an adult, Indian Inhabitant of Mumbai residing at 601, Madhukunj, Sayani road, Prabhadevi, Mumbai - 25, hereinafter called as THE TRANSFEREE/PURCHASER (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include their respective heirs, executors, administrators and assigns) of the OTHER PART.

WHEREAS by an agreement dated 10<sup>th</sup> day of April, 1999, the party of the first part have purchased the Unit bearing Unit No. 117, 'A' Wing, First Floor, Diamond Industrial Estate Co-op. Soc. (Proposed), Ketki pada road, Dahisar (East), Mumbai-400 068, admeasuring about 43.24 sq.mts Carpet area, bearing C.T.S No - 2971 & 2972 of Village Dahisar from M/S DIAMOND DEVELOPERS.

OF THE SUB REGISTRAR BORIVAL  
मुंबई जिल्हा  
SUB REGISTRAR DIST. BAMBAY

बदर-६  
९३६ १२  
२००४

Copy ready one thousand five hundred and thirty one

Sub Registrar

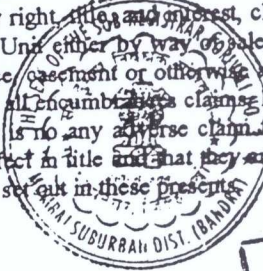
AND WHEREAS the Vendor have paid the stamp duty and became lawful owner in respect of the aforesaid Unit, bearing Unit No. 117, 'A' Wing, First Floor, Diamond Industrial Estate Co-op. Soc.(Proposed), Ketki pada road, Dahisar (East), Mumbai-400 068, admeasuring about 43.24 sq.mts Carpet area, bearing C.T.S No - 2971 & 2972 of Village Dahisar, hereinafter referred to as "THE SAID UNIT", "THE SAID BUILDING" AND WHEREAS the said Building have been constructed in the year 1999 and the said Building having Ground plus 4 floors and a lift.

AND WHEREAS the Vendor/Transferor is thus fully possessed and seized of on what is known as OWNERSHIP BASIS the said Unit of the said building, AND WHEREAS the Purchaser have agreed to purchase and acquire all rights, title and interest, of the said Unit and the shares thereof issued by the society, and as incidental to the sale thereof the right to use, enjoy, and occupy the said Unit.

AND WHEREAS the Vendor/Transferor have agreed to sell and transfer their rights, title, and interest in respect of the said Unit And the purchaser have agreed to acquire the said Unit with the notice of the said agreement and after taking inspection thereof and being fully conversant with the several terms and conditions contained therein on the following terms and conditions.

NOW THIS AGREEMENT WITNESSETH AS UNDER

1. That the Vendor have agreed to sell, transfer, assign and the transferee hereby agree to acquire and purchase the said Unit, bearing Unit No. 117, 'A' Wing, First Floor, Diamond Industrial Estate Co-op. Soc.(Proposed), Ketki pada road, Dahisar (East), Mumbai- 400 068, admeasuring about 43.24 sq.mts Carpet area, bearing C.T.S No - 2971 & 2972 of Village Dahisar, for the total consideration of Rs.4,21,000/- (Rupees Four Lakhs Twenty One Thousand only)
2. It is hereby agreed by and between the parties that the Purchaser/Transferee have paid a sum of Rs. 25000/- (Rupees Twenty five thousand only), by Cheque No. 35002 dated 13/8/04, drawn on Bank of India, Bullion Exchange Branch, being part payment of sale consideration and the Vendor/Transferor have acknowledged the receipt of the same. The Balance amount of sale consideration will be paid on or after execution of the agreement.
3. The Vendor/Transferor declares that he is the absolute owner of the said Unit and no other person or persons has or have any right, title and interest, claim or demand of any nature whatsoever into or upon the said Unit either by way of sale, mortgage, charge, lien, gift, trust, inheritance, leave and licence, easement or otherwise any tax liabilities in respect of the said premises and is free from all encumbrances, claims, liens, attachment either before or after judgement and that there is no any adverse claim from any person or any local authorities and that there is no defect in title and that they are entitled to sell, transfer and assign the said Unit in the manner set out in these presents.



*Handwritten signature*

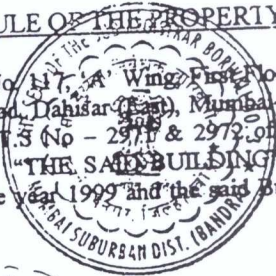


4. The Vendor agrees to indemnify and keep indemnified the Purchaser against any actions, costs, charges and expenses that may be made, suffered incurred or instituted against the Purchaser and/or any one of claiming through here on account of and/or for the breach of any of the representation made by the Vendor/Transferor in these presents turn out to be incorrect or and to be false.
5. The Vendor/Transferor besides the execution of these presents shall sign and execute such other documents as may be required by the Vendor to enable the society to transfer the said Unit in the name of Purchaser and for that purpose the Vendor will do all the necessary acts, deeds, things in the manner so required and shall also resign from the membership of the said society in favour of the Purchaser with reference to this Agreement.
6. On the Purchaser being admitted as a member of the said society the purchaser shall abide by the Rules and Regulations and bye-laws of the said society.
7. The Vendor further declare that on execution of these presents, they and their respective heirs, executors, administrators, Successors shall not have any right, title or interest of any nature whatsoever either directly or indirectly in the said Unit or in any part or portion thereof and the Purchaser shall be exclusively entitled to the said Unit. The Vendor shall pay till the possession all the legal charges, society formation charges, Building maintenance charges and other applied charges (if any) to the Co-operative Housing Society.
8. Parties hereto agree and assure each other to procure the Registration of this deeds whenever such registration be legally required and necessary to give effect to this deed according to law applicable to the premises and to appear before the Sub-Registrar concerned and to present the documents for registration, to admit and execution thereof and to receive acknowledgement for such documents.
9. It is further agreed by and between the parties that after receiving the entire consideration, the Vendor/Transferor will hand over vacant and peaceful possession of the said Unit to the party of the second part immediately.
10. It is hereby agreed by and between the parties that the stamp duty and registration charges will be paid by the Purchaser only.

SCHEDULE OF THE PROPERTY

That a Unit bearing Unit No. 117, A Wing, First Floor, Diamond Industrial Estate Co-op. Soc. (Proposed), Ketki pada road, Dahisar (East), Mumbai - 400 068, admeasuring about 43.24 sq.mts Carpet area, bearing C. T. S (No - 2971 & 2972) of Village Dahisar, hereinafter referred to as "THE SAID UNIT", "THE SAID BUILDING" AND WHEREAS the said Building have been constructed in the year 1999 and the said Building having Ground plus 4 floors and a lift.

R.D. 21/11/2008



बदर-६
८९३०१४
२००४

IN THE WITNESSES WHEREOF both the parties hereto have hereunto set and subscribed their respective hands and seals on the day and year as mentioned herein above.

SIGNED SEALED AND DELIVERED BY }

The within named the VENDOR/TRANSFEROR }

1. SHRI RAMJIBHAI KALUBHAI PATEL }  
In the presence of ..... }

21/9/08  
Ch

SIGNED SEALED AND DELIVERED BY }

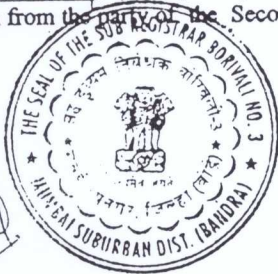
The within name the PURCHASER }

1. MR. ROSHAN SETHIA }  
In the presence of..... }

X Roshan  
Ch

RECEIPT

RECEIVED a sum of Rs. 25000/- (Rupees) }  
Twenty five thousand only by cheque as part payment }  
of sale consideration from the party of the Second part as }  
stated herein above. }



WITNESSES

- 1.
- 2.

*(Handwritten signature)*

I SAY RECEIVED,  
21/9/08  
VENDOR/TRANSFEROR

बदर-६
८९३६१५
२००४

This I.O.D. is issued in accordance with the provisions of the Maharashtra Regional and Town Planning Act, 1966 (Central Government).

BRIHAN MUMBAI MAJANAGARPALIKA

FORM "A"

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1966  
NO. CH/ 9216 /BP (WS)/AP/AR

COMMENCEMENT CERTIFICATE

Permission is hereby granted under section 45 of the Maharashtra Regional and Town Planning Act (Maharashtra Act No. XXXVII of 1961) to Shri Ratendra V. Shah & Co. to Shri D.K. Vedant & Others, Legal heirs of K.M. Vedant

APPLICANT, to the development work of Inds. bldg. No.1 at premises at Street No. \_\_\_\_\_ Survey No. \_\_\_\_\_ Hissa No. \_\_\_\_\_ CTS No. 2971, 2972, 2975 of Village Dahisar situated at Ketki pada Road, East of Western Exp. Highway, Dahisar (E) on the following conditions viz.:

1. This certificate is liable to be revoked by the Municipal Commissioner for Greater Bombay if (a) the Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans (b) any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal commissioner for Greater Bombay is contravened or not complied with (c) the Municipal Commissioner for Greater Bombay is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966. The Municipal Commissioner has appointed Shri M. S. KHAN Executive Engineer to exercise his powers and functions of the Planning Authority under sec. 45 of the said Act.
2. This Commencement Certificate is valid for a period of one year from the date hereof and will have to be renewed thereafter.
3. This commencement certificate is renewable every year but such extended period shall 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 & Town Planning Act, 1966.
4. 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.
5. This C.C. is valid upto PLINTH LEVEL ONLY

CERTIFIED TRUE COPY  
*Vijay Kamalia*  
VIJ  
AK  
8.7.  
Kandivli



Proposal (WS) P & R  
वदर-६  
९३०-१६  
२००८

APP. NO. :                     

**EXTRACT FROM THE PROPERTY REGISTERED CARD**  
 CITY SURVEY                      TALUKA : BORIVALI  
 Dist. BOMBAY  
 SUBURBAN  
 DIST

City Survey	Area Sq. Mtrs.	Tenure	Particulars of assessment for rent paid to Government and when due for revision
<u>2342</u>	<u>                    </u>	<u>                    </u>	<u>                    </u>

**Easement** **CERTIFIED TRUE COPY**  
**Holder In Origin of the title so far as traced**                       
Architect  
**Lease** VISHU H. CHANDAS GONDIA  
ARCHITECTS - SURVEYORS  
A-2 Sahyadri Bldg. S-V Road,  
Kandivli (W), Bombay-400 087.

**Other Encumbrances**  
**Other Remarks**

Date	Transaction	Vol. no.	New Holder (H) Lessee (L) or Encumbrances (e) %	Attestation
<u>                    </u>	<u>                    </u>	<u>                    </u>	<u>                    </u>	<u>                    </u>
<u>                    </u>	<u>                    </u>	<u>                    </u>	<u>                    </u>	<u>                    </u>
<u>                    </u>	<u>                    </u>	<u>                    </u>	<u>                    </u>	<u>                    </u>



**बदर-६**  
6930 | 90  
२००४



Wednesday, August 18, 2004  
8:41:16 PM

### नॉदणीपूर्व गोषवारा

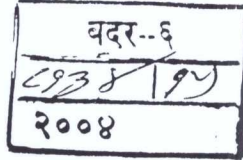
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	रु. 421,000.00
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणा देतो की पट्टेदार ते नमूद करावे)	रु. 830,208.00
(4) बाजारभावाप्रमाणे मुद्रांक शुल्क	रु. 41530.00
(5) बाजारभावाप्रमाणे नॉदणी फी	रु. 8302.08
(6) दस्त निष्पादित केल्याचा	13/08/2004

#### सूचना

- 1) ही माहिती पक्षकारानी साक्षात्कृत केल्या इन्पुट फॉर्मवर आधारित आहे.
- 2) दस्ताची माहिती संगणकावर घेण्यात आली याचा अर्थ नमूद नॉदणीसाठी स्वीकारला असा नाही. दुय्यम निबंधक दस्त नाकारू शकतात किंवा नियमानुसार योग्य ती प्रत्येक कार्याची करू शकतात.
- 3) बदल/दुरुस्त्या कराव्यात.
- 4) क्रमांक 1,2,3,4,5,6 मध्ये बदल करता येणारे नाहीत.

- (7) पृष्ठांची संख्या 17
- (8) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सिटिएस क्र.: 2971
- (9) मालमत्तेचे इतर वर्णन (1) वर्णन: युनीट क्र 117 अे विंग 1ला मजल, डायमंड इंडस्ट्रीयल इस्टेट सोसा (1) 43.24 चौ.मी. कार्पेट
- (10) क्षेत्रफळ (1)
- (11) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (12) \*दस्ताऐवज करून देण्या-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व पत्ता (1) रामजीमाई बालुमाई पटेल; घर/फ्लॅट नं: 117/अ; गल्ली/रस्ता: सयानी रोड; ईमारतीच नाव: डायमंड इंड. इस्टेट; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: दाहेतर पु.मु. तालुका: -; पिन: 68; पॅन नम्बर: -.
- (13) \*दस्ताऐवज करून घेण्या-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, यादीचे नाव व पत्ता (1) रोशन सेंठिया -; घर/फ्लॅट नं: 601; गल्ली/रस्ता: सयानी रोड; ईमारतीच नाव: मधुपूर; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: प्रभादेवी मुं; तालुका: -; पिन: 25; पॅन नम्बर: -.

नॉदणी पूर्व गोषवारा-यामागे इन्पुट फॉर्म प्रमाणे चूक डाटा एंट्री करण्यात आली आहे.



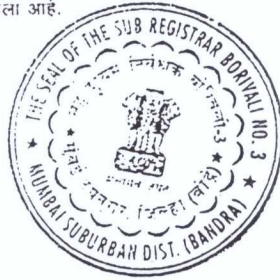
पूर्व नॉदणी गोषवारा तपासून घेण्यात आले आहे. तो यरीवर आहे त्याच्यात सुधार करून बदल/दुरुस्त्या कराव्यात.

(डाटा एंट्री ऑपरेटर ची स्वाक्षरी)

(पक्षकाराची स्वाक्षरी)

नॉदणीपूर्व गोषवारा इन्पुट फॉर्म प्रमाणे आहे व याचा मेळ मूळ दस्ताशी घेण्यात आला आहे. पक्षकाराने नमूद केलेले \*बदल/दुरुस्त्या याचा समावेश करण्यात आला आहे.

(दुय्यम निबंधकाची स्वाक्षरी)





दस्त गोषवारा भाग - 2

वदर6

दस्त क्रमांक (8134/2004)

दस्त क्र. [वदर6-8134-2004] चा गोषवारा  
बाजार मूल्य :830208 मोबदला 421000 भरलेले मुद्रांक शुल्क : 41530

पावती क्र.:8212 दिनांक:18/08/2004  
पावतीचे वर्णन  
नाव: रोशन सेंटिया

दस्त हजर केल्याचा दिनांक :18/08/2004 05:52 PM  
निष्पादनाचा दिनांक : 13/08/2004  
दस्त हजर करणा-याची सही :

8310 नोंदणी फी  
340 नक्कल (अ. 11(1) व अ. 11(2))  
(अ. 11(2)),  
रुजवात (अ. 12) व अ. 12(1) व अ. 12(2)  
एकत्रित फी

दस्ताचा प्रकार :25) करारनामा  
शिकका क्र. 1 ची वेळ : (सादरीकरण) 18/08/2004 05:52 PM  
शिकका क्र. 2 ची वेळ : (फी) 18/08/2004 05:55 PM  
शिकका क्र. 3 ची वेळ : (कबुली) 18/08/2004 05:56 PM  
शिकका क्र. 4 ची वेळ : (ओळख) 18/08/2004 05:57 PM

8650: एकूण

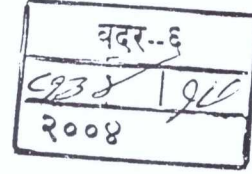
दु. निबंधकाची सही, बोरीवली

दस्त नोंद केल्याचा दिनांक : 18/08/2004 05:57 PM

ओळख :  
खालील इसम असे निवेदीत करतात की, ते दस्तऐवज करून देणा-यांना व्यक्तीस ओळखतात,  
व त्यांची ओळख पटवितात.

1) चंपकएन पटेल ,घर/फ्लॅट नं: -  
गल्ली/रस्ता: पी एस रोड  
ईमारतीचे नाव: मातृकृपा  
ईमारत नं: -  
पेट/वसाहत: -  
शहर/गाव:मालाड पू मुं.  
तालुका: -  
पिन: -

2) मफतलालडी पटेल ,घर/फ्लॅट नं: -  
गल्ली/रस्ता: वरीलप्रमाणे  
ईमारतीचे नाव: -  
ईमारत नं: -  
पेट/वसाहत: -  
शहर/गाव:-  
तालुका: -  
पिन: -



अर्थापित करचेत येते की, या  
दस्तामध्ये एकूण २...पाने आहेत.

सह. दुय्यम निबंधक बोरीवली-६,  
मुंबई उपनगर जिल्हा.

दु. निबंधकाची सही  
बोरीवली 3 (बोरीवली)



वदर-६ ८९३४/२००४  
पुस्तक क्र. मांज १ क्रमांक वर  
नोंदला.  
दिनांक: १८/०८/०४

सह दुय्यम निबंधक, बोरीवली-६,  
मुंबई उपनगर जिल्हा.





Wednesday, August 18, 2004  
5:54:52 PM

Original

नोंदणी 39 म.  
Regn. 39 M

पावती

पावती क्र. : 8212

दिनांक 18/08/2004

गावाचे नाव दहिसर

दस्तऐवजाचा अनुक्रमांक वदर6 - 08134 - 2004

दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाराचे नाव: रोशन सेठिया - -

नोंदणी फी :- 8310.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)), :- 340.00

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (17) 8650.00

एकूण रु.

आपणास हा दस्त अंदाजे 6:09PM हा वेळेस मिळेल

मह दुग्गयम त्रिभुवन नोरीवली ये  
पुर्व उपनगर विस्था. (वोरीवली)

बाजार मूल्य: 830208 रु. मोबदला: 421000 रु.

भरलेले मुद्रांक शुल्क: 41530 रु.

देयकाचा प्रकार : डीडी/धनाकर्पाद्वारे:

बँकेचे नाव व पत्ता: बँक ऑफ इंडिया, मुंबई 2:

डीडी/धनाकर्प क्रमांक: 080024; रक्कम: 8310 रु. दिनांक: 12/08/2004



8/2004

दुय्यम निबंधकः

दस्ता गोषवारा भाग-1

वदर-६

दस्ता क्र 8134/2004

7:33 pm

बोरीवली 3 (बोरीवली)

क्रमांक : 8134/2004

तथा प्रकार : करारनामा

क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा टसा

नाम: रोशन सेठिया -

पत्ता: घर/फ्लॅट नं: 601

गल्ली/रस्ता: सयानी रोड

ईमारतीचे नाव: मधुकुंज

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव: प्रभादेवी मुं

तालुका: -

पिन: 25

पॅन नम्बर: -

लिहून घेणार

वय 29

सही



नाम: रामजीभाई कालूभाई पटेल

पत्ता: घर/फ्लॅट नं: 117/अ

गल्ली/रस्ता: केतकी पाडा रोड

ईमारतीचे नाव: डायमंड इंड. इस्टेट

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव: वहिसर पू मुं

तालुका: -

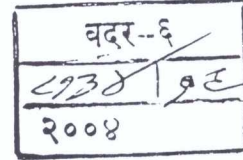
पिन: 68

पॅन-

लिहून देणार

वय 43

सही



दस्तापेयज करून देणार तथाकथित [करारनामा] दस्तापेयज करून दिल्याचे कवूल करतात.

1 OF 1

જાહેરાત  
જાહેરાત  
જાહેરાત

જાહેરાત ક્રમ	જાહેરાત તારીખ	જાહેરાત સમય	જાહેરાત સ્થળ
150	15/04/2004	1431071	

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જાહેરાત  
જાહેરાત

જાહેરાત ક્રમ	જાહેરાત તારીખ	જાહેરાત સમય	જાહેરાત સ્થળ
RN-11-0-58-01-1	2004-2005	200410	01/04/2004
			445773
			11430

RN 7308 (3G) CTS 2971 2972 2795 KETKIPADA ROAD BEHIND DIAMOND DEVELOPERS KETKIPADA RD BEHIND HAREN RESCUE W E R D DHHSR EAST MUMBAI-68

RN10482011 01/04/2004-30/09/2004 RN 7308 (3G) C  
DIAMOND DEVELOPERS  
KETKIPADA RD  
BEHIND HAREN RESCUE W E R D  
DHHSR EAST MUMBAI-68

જાહેરાત ક્રમ	જાહેરાત તારીખ	જાહેરાત સમય	જાહેરાત સ્થળ
01/04/2004-30/09/2004		2611990	
			2611990

જાહેરાત ક્રમ	જાહેરાત તારીખ	જાહેરાત સમય	જાહેરાત સ્થળ
RN 11 04 58 01 1		200410	
			445773
			11430

જાહેરાત ક્રમ	જાહેરાત તારીખ	જાહેરાત સમય	જાહેરાત સ્થળ
01/04/1995		1462189	
			1462189

RN WARD, JAYWANT SOMANT HRS  
DHHSR (W), MUMBAI 400 068



Handwritten notes and stamps in a box, including the number '8008' and other illegible markings.



Subject to the provisions of Urban Land (Ceiling and Regulation) Act, 1976

Office of the  
Ex. Eng. (P) Dept. W & P & R. Ward  
Dr. Babasaheb Ambedkar Nagar Bldg.  
Hindivadi (West), Mumbai-400017.

DREEMAN MUMBAI MAHANAGARPALIKA

CERTIFIED TRUE COPY

FORM "A"

*Vijay Anand*  
Architect

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1966

NO. CHE/9217 /BP (WS)/AR/AR - 8 MAR 1973

VILAY ANAND ARCHITECTS - SURVEY: 45  
8, 7, Sahyog Bldg: S V Road,  
Kandivli (W), Bombay-400067.

COMMENCEMENT CERTIFICATE

Permission is hereby granted under section 45 of the Maharashtra Regional and Town Planning Act (Maharashtra Act No. XXXVII of 1961) to Shri V. Shan, C.A. To Shri D.K. Vedant & Others, Legal Heirs,

of K.N. Vedant, of Industrial Bldg. No. 2 APPLICANT, to the development work

at premises at Street No. --- Survey No. 101/11, 109/5, 109/6  
Hissa No. --- CTS No. 2971, 2972, 2975

of Village Dahisar

situated at Ketki Pada Road, East of Western Express Highway,  
on the following conditions viz.: Dahisar (E)

1. This certificate is liable to be revoked by the Municipal Commissioner for Greater Bombay if (a) the Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans (b) any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Bombay is contravened or not complied with (c) the Municipal Commissioner for Greater Bombay is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966, the Municipal Commissioner has appointed Shri H.S. KHAN Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

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

3. This commencement certificate is renewable every year but such renewal shall be in no case except after 3 years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act, 1966.

4. 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.

This certificate is valid upto

वदर-६  
८९३० / १८  
२००८



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

Executive Engineer Building Proposal (WS) P & R  
FOR  
MUNICIPAL COMMISSIONER FOR GREATER BOMBAY