

ANNEXURE-'C'

BRIHANMUMBAI MAHANAGARPALIKA  
MAHARASHTRA REGIONAL & TOWN PLANNING ACT, 1966 (FORM 'A')  
NO. CHE/ 8605 /BP(WS)/AP/AR - 5 DEC 2006

COMMENCEMENT CERTIFICATE

To  
M/s. Rajyog Construction

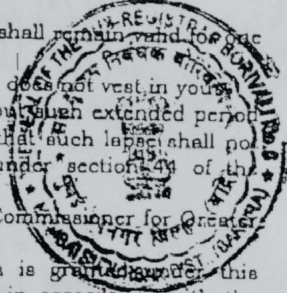
OFFICE OF THE  
EX. ENGR BLDG. PROPL. (W.S.) R & P. WARD  
Dr. BABASAHEB AMBEDKAR MARKET BLDG  
CANDIVALI/WEST, MUMBAI-400 067.

Sir,

With reference to your application No. 4802 dated. 25/02/2003 for Development Permission and grant of Commencement Certificate under Sector 45 & 69 of the Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission under section 346 of the Bombay Municipal Corporation Act 1888 to erect a building to the development work of Building No.4 on plot bearing C.T.S. No. 288A, 288B, 288C & 288D at premises at Street Junction of S.V. Road & M.G. Road Village, pahadi Goregaon Plot No. \_\_\_\_\_ situated at Goregaon (West) Ward 'P/S'

The Commencement Certificate/Building Permit is granted on the following conditions:

1. The land vacated in consequence of the 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 person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapses 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 Municipal Commissioner for Greater Mumbai if:
  - (a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
  - (b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
  - (c) The Municipal Commissioner for Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the application 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.
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.



Signature box containing the name 'SHRI. V.H. PATIL' and the number '39'.

The Municipal Commissioner has appointed SHRI. V.H. PATIL Executive Assistant Engineer to exercise his power and functions of the planning authority under Section 45 of the said Act.

This C.C. is restricted for work up to Two level podium + Top of stilt slab i.e. height 12.00 mt. A.G.L.  
For and on behalf of Local Authority  
Brihanmumbai Mahanagar Palika

CERTIFIED TRUE COPY

Vijay Nagindas Goraodi  
LICENSED SURVEYOR  
VIJAY NAGINDAS GORAODI  
6-7, Sahayog Bldg: S. V. Road,  
Candivali (West), Mumbai-400 067

SHRI. V.H. PATIL  
Asst. Engineer, Building Proposal (West Sub)  
P & R Wards  
FOR: W  
MUNICIPAL COMMISSIONER FOR GREATER MUMBAI



ANNEXURE-C

CHE/8605 (B.P. (W.S.) RD

EX. ENGR. BLDG. PROPL. (W.S.) R & P. WARD,  
DR. BABASAHEB AMBEDKAR MARKET BLDG.,  
KANDIVALI WEST, MUMBAI-400 067.

⇒ This c.c. is now further extended for the work  
of wing-A - stilt + 2<sup>nd</sup> podium + 3<sup>rd</sup> to 12<sup>th</sup> upper floor  
and wing-B - stilt + 2<sup>nd</sup> podium + 3<sup>rd</sup> to 12<sup>th</sup> upper floors  
as per approval amended plans dt. 19/10/2006

24 JUL 2007

*[Signature]*  
E.E.B.P. (W.S.) P & K/M

9) This c.c. is now valid & further extended for entire  
work i.e. wing-A - stilt + 1<sup>st</sup> fl. stilt + podium + 2<sup>nd</sup> floor  
stilt + podium + 3<sup>rd</sup> to 21<sup>st</sup> upper floors & wing-B  
stilt + 1<sup>st</sup> fl. stilt + podium + 2<sup>nd</sup> fl. stilt + podium  
3<sup>rd</sup> to 16<sup>th</sup> upper floors as per approved plans dt. 19/10/2006



*[Signature]*  
E.B.P. (P&K/M)

10] This c.c. is now valid & further extended for entire  
work i.e. wing-A of stilt + 1<sup>st</sup> floor stilt + podium  
+ 2<sup>nd</sup> floor stilt + podium + 3<sup>rd</sup> to 27 upper floors  
+ 28<sup>th</sup> (pt) upper floors and wing-B of stilt + 1<sup>st</sup>  
floor stilt + podium + 2<sup>nd</sup> floor stilt + podium  
+ 3<sup>rd</sup> to 16 upper floors as per approved amended  
plans dt. 30/12/2009

12 JAN 2010

*[Signature]*  
EXECUTIVE ENGINEER,  
BUILDING PROPOSAL (W.S.) P WARD

CERTIFIED TRUE COPY

*[Signature]*  
LICENSED SURVEYOR

VIJAY NAGINDAS GORADI  
6-7, Subayog Bldg, S. V. Road,  
Kandivali (West), Mumbai-400 067.

बदर-१२/	
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KANTILAL UNDERKAT & CO. ANNEXURE-D  
ADVOCATES & SOLICITORS

K. G. Underkat

UNADKAT TERRACE, 1ST FLOOR,  
27, ANJU SHOPPING CENTRE,  
TILAK ROAD, SANTACRUZ (W),  
MUMBAI 400 054.  
TEL : 2605 2459 / 2605 2460  
FAX : 2605 4009  
E-mail : kantilal\_underkat@rediffmail.com

Ref. No.

KGU/NCH-130/ 27/2007

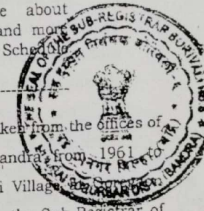
Date

27<sup>th</sup> April, 2007

M/s. Rajyog Construction,  
58, Citi Centre,  
S.V. Road,  
Goregaon (West),  
Mumbai - 400 062.

Dear Sirs,

Re: All those pieces of land situate at S.V. Road,  
Goregaon (West) in the Revenue Village of  
Pahadi bearing Survey No.8, Hissa No.1B,  
S.No.7, Pot Nos.1 and 2 (S.No.7, Hissa No.1) Old  
C.T.S. Nos.288, 341, 341/1 to 32, 342 and  
342/1 to 342/23 and New CTS Nos.288 A, B  
and D admeasuring in aggregate about  
18884.40 sqmetres or thereabouts and more  
particularly described in the Schedule  
hereunder written (Properties).



In the above matter we have caused search to be taken from the offices of  
the Sub-Registrar of Assurances at Mumbai and Bandra from 1961  
February, 2003 and in the office of Talathi of Pahadi Village  
(West). Thereafter we have taken further searches from the Sub-Registrar of  
Assurances from 2003 to 2007.

1. The above properties were originally held by late Padamsey Hirji and  
upon his death on or about 5<sup>th</sup> April, 1957 his heirs formed two Hindu  
Undivided Families i.e. Laxmipati HUF and Prafulchandra HUF who both  
formed a partnership in the name of M/s. P. H. Nensey Land Development  
Corporation (PHN). On or about 1<sup>st</sup> November, 1989 the name of PHN was  
changed to M/s. Citicon and thus M/s. Citicon became the owner of the said  
properties. The said Citicon became the Owner of the said properties subject to  
the right created in favour of 1) Smt. Prabhavati Makandas Mehta (2) Vinod  
Vrajlal Sarolia and (3) Smt. Kusum Vrajlal Shah. Citicon has conveyed the said  
property to you vide Conveyance dated 18<sup>th</sup> September, 2001 which is

*[Handwritten mark]*

FORT OFFICE :  
84, JANMASHOOR MARG, 1ST FLOOR, FORT, MUMBAI 400 001. TEL. : 2204 5333  
Correspondence, Communication, Services only at Santacruz Office

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