

4/10/2016

AMEE DHARMADHIKARI

Advocate, B.A. LL.B.

301, 3rd Floor, Plot No. 139, Road No. 6, Abhinav Nagar, Borivali(East), Mumbai 400 066
Contact: 9821711881, Email:- amee.dharmadhikari@gmail.com

TITLE CERTIFICATE

Sub: All that piece and parcel of land bearing Survey No. 41, Hissa No. 6 bearing CTS No. 282(pt) and Survey No.42, Hissa No 2 (part) and bearing CTS No. 283 (pt.), 284(pt.) and 293 (pt.) (now bearing new CTS No. 282/1 to 9 admeasuring in aggregate 7869.30 sq.mts by virtue of Amalgamation and Subdivision Order of the Collector) and situated at the junction of Ashok Nagar and Jayraj Nagar, off. Chandavarkar Road, Borivali Village, Taluka and District Borivali, Mumbai Suburban District (the Project Land).

I have investigated the title of the said plot on the request of SUMIT WOODS LTD. a company incorporated under the provisions of the Companies Act 2013 and having its registered office at B-1101 Express Zone, Western Express Highway, Diagonally Opp. Oberoi Mall, Malad (E) , Mumbai 400 097 being the Developers :-

1) Description of the Plot :

All that piece and parcel of land bearing Survey No. 41, Hissa No. 6 bearing CTS No. 282(pt) and Survey No.42, Hissa No 2 (part) and bearing CTS No. 283 (pt.), 284(pt.) and 293 (pt.) (now bearing new CTS No. 282/1 to 9 admeasuring in aggregate 7869.30 sq.mts by virtue of Amalgamation and Subdivision Order of the Collector) and situated at the junction of Ashok Nagar and Jayraj Nagar, off. Chandavarkar Road, Borivali Village, Taluka and District Borivali, Mumbai Suburban District (the Project Land)

2) Documents of Allotment of plot:

- a. Agreement dated 10.05.1968 duly registered with the Sub Registrar of Assurances at Bandra - 6 under Serial No. 412/2002, read with Deed of Modification/Supplemental Agreement dated 09.12.1988 and registered with the Sub Registrar of Assurances at Bandra under Serial No. P/9442/88 dated 12.12.1988; made and executed by and between Mr. Kishore Udhavdas Ramchandani, therein referred to as the Vendor of One Part and Mr. Narayan RAMACHANDRAN therein referred to as the Purchaser of the Other Part
- b. Indenture of Conveyance dated 30.01.2002 duly stamped and registered with the Sub-Registrar of Assurances at Mumbai under Serial No. BDR-6/700/26/2002 made by and between Mr. Kishore Udhavdas Ramchandani therein referred to as the Vendor of the One Part and (1) Mr. Narayan Ramachandran and (2) Mrs. Pushpa Ramachandran therein collectively referred to as the Purchasers of the Other Part
- c. Agreement dated 19th January 1966 registered with the Sub Registrar of Assurances at Bandra under Serial No. BDR/6/1142/2002 read with Deed of Modification/ Supplemental Agreement dated 17th April 1987 registered with the Sub Registrar of Assurances at Bandra under Serial No. ADJ/1515/2002 Shri. Issardas Tolaram Mulani therein referred to as the Vendor and Shri. Narayan Ramachandran therein referred to as the Purchaser
- d. Agreement dated 11th August 1970 registered with the Sub Registrar of Assurances at Bandra under serial No. ADJ/1346/62 read with Deed of Modification/ Supplemental Agreement dated 9th December 1988 and registered with the Sub Registrar of Assurances at Bandra under Serial No. P/9446, Shri. Shankardas Devandas Ramchandani therein referred to as the Vendor and Shri. Narayan Ramachandran therein referred to as the Purchaser
- e. Indenture of Conveyance dated 30th January, 2002 and registered with the Sub Registrar of Assurances at Mumbai under Serial No. BDR-6/699/20/2002 made by and between one Shri Shankardas Devandas Ramchandani therein referred to as "the Vendor" of the One Part and (1) Shri. Narayan Ramachandran and (2) Smt. Pushpa Ramachandran therein referred to as "the Purchasers" of the other part
- f. Indenture of Conveyance dated 2nd March 2002 and registered with the Sub-Registrar of Assurances at Mumbai under Serial No. BDR-6/1408/29/2002 made by and between Shri. Issardas Tolaram Mulani, therein referred



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to as 'the Vendor' of the One Part and (1) Shri. N. Ramachandran and (2) Smt. Pushpa Ramachandran therein referred to as "the Purchasers" of the other part.

- g. Development Agreement dated 04.08.2003 duly stamped and registered with the Sub-Registrar of Assurances at Bandra -6 under Serial No. 6851/2003 read with Supplemental Agreement and Writing dated 15.04.2019 duly stamped and registered with the Sub-Registrar of Assurances at Bandra - 4 under Serial No. 5538/2019, executed by and between Mr. Narayan Ramachandran and Mrs. Pushpa Ramachandran, therein referred to as the Owners and M/s. KMR Associates therein referred to as the Developers of the Other Part.
- h. Renounce - Cum Release Deed dated 25.10.2016 duly stamped and registered with the Sub - Registrar of Assurances at Mumbai under Serial No. BRL - 5/11069/2016.
- i. Deed of Conveyance dated 28th July, 2022 duly stamped and registered on 28th July, 2022 registered with the Sub-Registrar of Assurances at Serial No. BRL-910676/2022, made and executed by and between Mr Rajesh Nandkumar Kadam as the Vendor of One Part and (i) Mr. Santosh Ramachandran, (ii) Mr. Shekhar Ramachandran, (iii) Ms. Vidhya Ramachandran and (iv) M/s. Pushpa Ramachandran Family Trust, collectively referred to as the Purchasers of the Other Part.
- j. Joint Development Agreement dated 8th September 2022 duly registered with Sub- Registrar of Assurances at Borivali-7 at Sr No. 12415 of 2022 on 8th September 2022.
- k. Power of Attorney dated 8th September 2022 duly registered with Sub- Registrar of Assurances at Borivali-7 at Sr No. 12419 on 8th September 2022.
- 3) Property Card dated 6th August 2022.
- 4) Search Report dated 23rd October 2023 through search clerk Mr Ganesh Gawde for a period of 60 years i.e. 1964 to 2023.
- 5) LITIGATION - NIL.

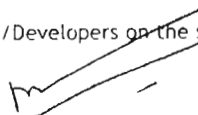
- 6) On perusal of the above mentioned documents and all other relevant documents relating to title of the said property in my opinion, based on the documents perused as aforesaid, subject to the development rights granted in favour of (1) KMR Associates vide Development Agreement dated 04.08.2003 read with Supplemental Agreement and Writing dated 15.04.2019 and (2) Sumit Woods Ltd. in respect thereof under the Joint Development Agreement dated 8th September 2022, the title of the Owners namely MRS. PUSHPA RAMACHANDRAN, MR. KARUMBUR M. RAMACHANDRAN alias N. RAMACHANDRAN, MRS. VIDHYA RAMACHANDRAN, MR. SANTOSH RAMACHANDRAN, MR. SHEKHAR RAMACHANDRAN, M/s. PUSHPA RAMACHANDRAN FAMILY TRUST is clear and marketable, and free from all encumbrances and subject to the registration of the project with MahaRERA, Sumit Woods Ltd. is entitled to sell/deal with their share of the saleable component in the buildings to be constructed on the Project Land in accordance with the provisions of the Joint Development Agreement dated 8th September 2022 and the applicable law and permissions.

Owners of the aforesaid plot are MRS. PUSHPA RAMACHANDRAN, MR. KARUMBUR M. RAMACHANDRAN alias N. RAMACHANDRAN, MRS. VIDHYA RAMACHANDRAN, MR. SANTOSH RAMACHANDRAN, MR. SHEKHAR RAMACHANDRAN, M/s. PUSHPA RAMACHANDRAN FAMILY TRUST

The report reflecting the flow of the title of the Owners/Developers on the said plot is enclosed herewith as annexure.

Encl: Annexure

Date: 04.03.2024


(Ameer Dharmadhikari)
Advocate



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ANNEXURE

1. At the instance of my client **SUMIT WOODS LIMITED**, a company incorporated under the provisions of the Companies Act 2013 and having its registered office at B-1101 Express Zone, Western Express Highway, Diagonally Opp. Oberoi Mall, Malad (E), Mumbai 400 097 I have investigated the title of the Project Land.
2. I have taken the following steps in investigation of the title in respect of the Project Land -
 - (i) Perused photocopies of the documents of title more particularly set out hereunder;
 - (ii) Taken inspection of the original documents of title more particularly set out in the **Schedule** hereunder written;
 - (iii) Caused public notice to be issued in two newspapers in circulation in Mumbai; and
 - (iv) Perused the search report in respect of the searches taken of the records maintained in the Offices of the Talathi and Sub-Registrar of Assurances.
3. A perusal of the documents of title of the Project Land, more particularly described hereunder written, shows as under:
 - a. One, Mr. Kishore Udhavdas Ramchandani was absolutely entitled and as such seized and possessed of and otherwise well and sufficiently entitled to all that piece and parcel of agricultural land admeasuring 6148.70 Sq. Mtrs., as per P.R. Cards bearing Survey No. 42, Hissa No 1 & 2C and bearing City Survey No. 283, 284 and 293 of Village - Borivali, Taluka - Borivali, Mumbai Suburban (hereinafter referred to as the "**said First Property**").
 - b. By virtue of an Agreement dated 10.05.1968 duly registered with the Sub Registrar of Assurances at Bandra - 6 under Serial No. 412/2002, read with Deed of Modification/Supplemental Agreement dated 09.12.1988 and registered with the Sub Registrar of Assurances at Bandra under Serial No P/9442/88 dated 12.12.1988; made and executed by and between Mr. Kishore Udhavdas Ramchandani, therein referred to as the Vendor of One Part and Mr. Narayan RAMACHANDRAN therein referred to as the Purchaser of the Other Part; wherein the Vendor therein agreed to sell, transfer and assign and the Purchaser therein agreed to purchase and acquire all the right, title and interest of the Vendor in the said First Property, for such consideration and on the terms and conditions more particularly stated therein.
 - c. Thereafter, by and vide an Indenture of Conveyance dated 30.01.2002 duly stamped and registered with the Sub-Registrar of Assurances at Mumbai under Serial No. BDR-6/700/26/2002 made by and between Mr. Kishore Udhavdas Ramchandani, therein referred to as the Vendor of the One Part and (1) Mr. Narayan Ramachandran and (2) Mrs. Pushpa Ramachandran therein collectively referred to as the Purchasers of the Other Part; wherein the Vendor therein sold, transferred, assured and conveyed on to the Purchasers therein all the right title and interest in the First Property for such consideration and terms and conditions as more particularly specified therein.
 - d. One Shri. Shankardas Devandas Ramchandani and Shri. Issardas Tolaram Mulani were the equal co-owners and tenants in common each having one half share, right title and interest and as such seized and possessed of and well and sufficiently entitled to all that piece and parcel of agricultural land bearing Survey No. 42 Hissa 2 (part) corresponding to CTS No. 285 together with structures thereon and situate lying and being at Dharamdas Road, Naitodi, Borivali in the Registration Sub-District of Bandra, District Bombay Suburban, Greater Bombay (hereinafter referred to as the "**said Excluded Property**") ;



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- e. By and under a registered Agreement dated 19th January 1966 registered with the Sub Registrar of Assurances at Bandra under Serial No. BDR/6/1142/2002 read with Deed of Modification/ Supplemental Agreement dated 17th April 1987 registered with the Sub Registrar of Assurances at Bandra under Serial No. ADJ/1515/2002, Shri. Issardas Tolaram Mulani therein referred to as the Vendor and Shri. Narayan Ramachandran therein referred to as the Purchaser, the Vendor therein agreed to sell, transfer and assign and the Purchaser therein agreed to purchase and acquire the one half share right title and interest of the Vendor therein in the Excluded Property and on the terms and conditions more particularly stated therein;
- f. By and under Agreement dated 11th August 1970 registered with the Sub Registrar of Assurances at Bandra under Serial No. ADJ/1346/62 read with Deed of Modification/ Supplemental Agreement dated 9th December 1988 and registered with the Sub Registrar of Assurances at Bandra under Serial No. P/9446, Shri. Shankardas Devandas Ramchandani therein referred to as the Vendor and Shri. Narayan Ramachandran therein referred to as the Purchaser, the Vendor therein agreed to sell, transfer and assign and the Purchaser agreed to purchase and acquire the balance remaining one half share, right title and interest of the Vendor therein in the Excluded Property for consideration and on the terms and conditions more particularly stated therein;
- g. By an Indenture of Conveyance dated 30th January, 2002 and registered with the Sub-Registrar of Assurances at Mumbai under Serial No. BDR-6/699/20/2002 made by and between one Shri Shankardas Devandas Ramchandani therein referred to as "the Vendor" of the One Part and (1) Shri. Narayan Ramachandran and (2) Smt. Pushpa Ramachandran therein referred to as "the Purchasers" of the other part, the Vendor therein sold, transferred assured and conveyed unto the Purchasers therein and the Purchasers therein purchased and acquired one-half undivided share right title and interest in the Excluded Property upon the terms and conditions and subject to the covenants more particularly stated therein;
- h. By an Indenture of Conveyance dated 2nd March 2002 and registered with the Sub-Registrar of Assurances at Mumbai under Serial No. BDR-6/1408/29/2002 made by and between Shri. Issardas Tolaram Mulani, therein referred to as 'the Vendor' of the One Part and (1) Shri. N. Ramachandran and (2) Smt. Pushpa Ramachandran therein referred to as "the Purchasers" of the other part, the Vendor therein sold, transferred assured and conveyed and the Purchasers therein purchased and acquired one-half undivided share right title and interest in the Excluded Property upon the terms and conditions more particularly stated therein;
- i. By and vide an Development Agreement dated 04.08.2003 duly stamped and registered with the Sub-Registrar of Assurances at Bandra -6 under Serial No. 6851/2003 read with Supplemental Agreement and Writing dated 15.04.2019 duly stamped and registered with the Sub-Registrar of Assurances at Bandra -4 under Serial No. 5538/2019, executed by and between Mr. Narayan Ramachandran and Mrs. Pushpa Ramachandran, therein referred to as the Owners and M/s. KMR Associates therein referred to as the Developers of the Other Part, wherein the Owners therein granted and assigned development rights unto the Developers therein in respect of the said First Property and Excluded Property, for consideration and upon the terms and conditions more particularly stated therein.
- j. Pursuant to the Development Agreement dated 04.08.2003 read with Supplemental Agreement and Writing dated 15.04.2019, the "KMR Associates" proposed to develop the said First Property and Excluded Property in phase-wise manner and they developed the Excluded Property viz. all that piece



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- and parcel of land admeasuring 3220.5 Sq. Mtrs., bearing Survey No. 42, Hissa No 2 (part) and bearing CTS No. 285 and situated at the junction of Ashok Nagar and Jayraj Nagar, off. Chandavarkar Road, Borivali Village, Taluka and District Borivali, Mumbai Suburban District.
- k. The said "KMR Associates" had obtained all necessary approval and permission and have developed the said Excluded Property and have obtained Occupation Certificate dated 23.10.2012 under Ref No. CHE/9132/BP(WS)/AR in respect of the building already constructed on the said Excluded Property
- l. One Mr. Nandkumar Ramchandra Kadam along with one Mrs. Pushpa RAMACHANDRAN were seized and possessed of and/or otherwise well and sufficiently and jointly entitled to all that piece and parcel of land admeasuring 1995.1 Sq. Mtrs. as per P.R. Card having CTS No. 282 corresponding Survey No. 41 Hissa No. 6 of Village - Borivali, Taluka - Borivali, Mumbai, Suburban District (hereinafter referred to as the "said Second Property").
- m. Mr. Nandkumar Ramchandra Kadam died intestate without any will on 21.05.2016 at Mumbai leaving behind his two sons, (1) Mr. Ulhas Nandkumar Kadam and (2) Mr. Rajesh Nandkumar Kadam and one married daughter, Mrs. Nayana Vijay Chavan Nee Ms. Nayana Nandkumar Kadam as the only legal heirs and successor in his estate.
- n. Thereafter, by and vide Renounce - Cum - Release Deed dated 25.10.2016 duly stamped and registered with the Sub - Registrar of Assurances at Mumbai under Serial No. BRL - 5/11069/2016, wherein (1) Mr. Ulhas Nandkumar Kadam and (2) Mrs. Nayana Vijay Chavan referred to as the Releasers of the One part and Mr. Rajesh Nandkumar Kadam referred to as the Releasee of the Other part, wherein the Releasers have released their respective 33.33% i.e. 1/3rd share each (thus totally Two third share) rights, title and Interest in respect of 50% share of Nandkumar Kadam in the said Second Property to the Releasee therein i.e., Mr. Rajesh Nandkumar Kadam.
- o. By and vide a Deed of Conveyance dated 28th July, 2022 duly stamped and registered on 28th July, 2022 registered with the Sub-Registrar of Assurances at Serial No. BRL-910676/2022, made and executed by and between Mr. Rajesh Nandkumar Kadam as the Vendor of One Part and (i) Mr. Santosh Ramachandran, (ii) Mr. Shekhar Ramachandran, (iii) Ms. Vidhya Ramachandran and (iv) M/s. Pushpa Ramachandran Family Trust; collectively referred to as the Purchasers of the Other Part, wherein the Vendor therein sold, transferred, assured and conveyed on to the Purchasers therein his 50% right title and interest in the Second Property for such consideration and terms and conditions as more particularly specified therein.
- p. Accordingly, MRS. PUSHPA RAMACHANDRAN is the owner of absolutely entitled and as such seized and possessed of and otherwise well and sufficiently entitled to 50% right, title and interest in the said Second Property and MRS. VIDHYA RAMACHANDRAN, MR. SANTOSH RAMACHANDRAN, MR. SHEKHAR RAMACHANDRAN and M/s. PUSHPA RAMACHANDRAN FAMILY TRUST are the owners of, absolutely entitled and as such seized and possessed of and otherwise well and sufficiently entitled to the other 50% right, title and interest in the said Second Property.
- q. The said First Property, the Excluded Property and the Second Property shall wherever hereinafter collectively mentioned, shall be referred to as the said "Entire Property".
- r. The said Entire Property (excluding the said Excluded Property) being all that piece and parcel of land admeasuring 8143.80 Sq. Meters as per Property Card, bearing Survey No. 42, Hissa No 1 and 2C and bearing C.T.S. No. 282, 283, 284, and 293 of the plot situated, lying and being at junction of Ashok



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- Nagar and Jayraj Nagar, off. Chandavarkar Road, Borivali Village, Taluka and District Borivali, Mumbai Suburban District is hereinafter referred to as said "Larger Property".
- s. The said Larger Property is partly reserved for development plan road, partly for Recreation Ground (RG) and partly is under Residential Zone.
- t. Out of the said Larger Property, the Owners namely MRS. PUSHPA RAMACHANDRAN, MR. KARUMBUR M. RAMACHANDRAN alias N. RAMACHANDRAN, MRS. VIDHYA RAMACHANDRAN, MR. SANTOSH RAMACHANDRAN, MR. SHEKHAR RAMACHANDRAN, M/s. PUSHPA RAMACHANDRAN FAMILY TRUST have retained with themselves the exclusive right over the portion of land falling under D.P. Road being all that piece and parcel of land admeasuring 2058.9 Sq. Mtrs. as per City Survey Remarks of the plot on land bearing Survey No. 41, Hissa No. 6 bearing CTS No. 282(pt) and Survey No. 42, Hissa No 2 (part) and bearing CTS No. 283 (pt.), 284(pt.) and 293(pt) situated at junction of Ashok Nagar and Jayraj Nagar Off. Chandavarkar Road, Borivali Village, Taluka and District Borivali, Mumbai Suburban District (hereinafter referred to as the "said Retained Property").
- u. The portion of said Larger Property excluding the Retained property being all that piece and parcel of land admeasuring 6084.90 sq.mtrs. of the plot bearing Survey No. 41, Hissa No. 6 bearing CTS No. 282(pt) and Survey No. 42, Hissa No 2 (part) and bearing CTS No. 283 (pt.), 284(pt.) and 293 (pt.) and situated at the junction of Ashok Nagar and Jayraj Nagar, Off. Chandavarkar Road, Borivali Village, Taluka and District Borivali, Mumbai Suburban District (hereinafter referred to as the "said Property").
- v. Accordingly, "KMR Associates and the Owners namely MRS. PUSHPA RAMACHANDRAN, MR. KARUMBUR M. RAMACHANDRAN alias N. RAMACHANDRAN, MRS. VIDHYA RAMACHANDRAN, MR. SANTOSH RAMACHANDRAN, MR. SHEKHAR RAMACHANDRAN, M/s. PUSHPA RAMACHANDRAN FAMILY TRUST have become entitled to develop the said Larger Property respectively, by utilizing and consuming the plot F.S.I. as is made available including by way of loading of T.D.R. F.S.I. as may be permissible as per building regulation and Development Control and Promotions Regulations, 2034 ("DCPR") or such modification thereto as may be made from time to time.
- w. Sumit Woods Ltd. (The Developers) have entered into a Joint Development Agreement dated 8th September 2022 duly registered with the Sub Registrar of Assurances at Borivali-7 bearing registration No. 12415 of 2022 with "KMR Associates and the Owners namely MRS. PUSHPA RAMACHANDRAN, MR. KARUMBUR M. RAMACHANDRAN alias N. RAMACHANDRAN, MRS. VIDHYA RAMACHANDRAN, MR. SANTOSH RAMACHANDRAN, MR. SHEKHAR RAMACHANDRAN, M/s. PUSHPA RAMACHANDRAN FAMILY TRUST for the development of property being all that piece and parcel of land admeasuring 6084.90 sq.mtrs. of the plot bearing Survey No. 41, Hissa No. 6 bearing CTS No. 282(pt) and Survey No. 42, Hissa No 2 (part) and bearing CTS No. 283 (pt.), 284(pt.) and 293 (pt.) and situated at the junction of Ashok Nagar and Jayraj Nagar, Off. Chandavarkar Road, Borivali Village, Taluka and District Borivali, Mumbai Suburban District on the terms and conditions and for the consideration therein mentioned.
- x. By virtue of Amalgamation and Subdivision Order of the Collector dated 30th May 2023 bearing No. C/Office-7B/Sub Division/SRB-5954 the aforesaid land bearing Survey No. 41, Hissa No. 6 bearing CTS No. 282(pt) and Survey No. 42, Hissa No 2 (part) and bearing CTS No. 283 (pt.), 284(pt.) and 293 (pt.) is amalgamated and thereafter subdivided and is now bearing CTS. Nos. 282/1 to 9 admeasuring in aggregate 7869.30 sq.mts (hereinafter referred to as the "said Project Land").
- y. In the circumstances, by virtue of the aforesaid events and documents my clients namely SUMIT WOODS LTD. have been validly appointed as developers in respect of the said Project Land in accordance with



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- the provisions of the Development Control Rules and are entitled to develop the said Project Land as per DCPR 2034 and sell their entitlement to any person as deemed fit by them at their sole discretion.
4. I have also published Public Notices dated 6th September 2023 with regards to the Project Land in the Free Press Journal, an English daily newspaper and in Navshakti, a Marathi daily newspaper (both appearing on 6th September 2023) inviting claims/objections from the members of the general public with respect to the Project Land, to which I have received claims/objections of Shri. Shashikant Sitaram Junnarkar which has been duly replied to by the Advocates of M/s. KMR Associates as irrelevant and unsubstantiated.
 5. Independent searches have been taken through search clerk Mr. Ganesh Gawde for a period of 60 years i.e. from 1964 to 2023 and on taking such search no mortgages/encumbrances are found registered with respect to the Project Land. There is no notice of lis pendens registered in respect of the Project Land.
 6. In my opinion, based on the documents perused and subject to the aforesaid the title of the Owners namely MRS. PUSHPA RAMACHANDRAN, MR. KARUMBUR M. RAMACHANDRAN alias N. RAMACHANDRAN, MRS. VIDHYA RAMACHANDRAN, MR. SANTOSH RAMACHANDRAN, MR. SHEKHAR RAMACHANDRAN, M/s. PUSHPA RAMACHANDRAN FAMILY TRUST to the Project Land is clear and marketable, and free from all encumbrances and subject to the registration of the project with Maha RERA, Sumit Woods Limited is entitled to sell/deal with their entitlement under the Joint Development Agreement dated 8th September 2022 in the buildings to be constructed on the Project Land in accordance with the provisions of the Joint Development Agreement dated 8th September 2022 and the applicable law and permissions.

The Schedule Referred To Above

(List of original documents of title inspected)

1. Joint Development Agreement dated 8th September 2022 bearing registration No.12415;
2. The Power of Attorney dated 8th September 2022 bearing registration No.12420
3. Search Report dated 23rd October 2023;
4. Property Card dated 6th August 2022.

Dated this 4th day of March, 2024

(Amee Dharmadhikari)



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Form
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in replying please quote No.
and date of this letter.



MUNICIPAL CORPORATION OF GREATER MUMBAI

Intimation of Disapproval under Section 346 of the Mumbai Municipal Corporation Act, as amended up to date.

No. P-12775/2022/(282 And Other)/R/C Ward/BORIVALI-R/C/337/1/New
Dated- 15 May 2023

MEMORANDUM

Municipal Office,
Mumbai

To,

M/s. Sumit Woods Ltd.

B-1101, Express Zone, Diagonally Opp. to. Oberoi Mall, W.E. Highway, Malad (East), Mumbai-400097.

With reference to your Notice 337 (New) , letter No. 337/1307/22 dated. 10/11/2022 and the plans, Sections Specifications and description and further particulars and details of your buildings at Proposed Residential Building No. 1 on plot bearing C.T.S. No. 282, 283, 284 & 293 of village Borivali, at 18.30 mtr. wide Road & 13.40 mtr. Wide DP Road, Borivali (West), Mumbai in R/C ward. CTS/CS/FP No. 282 ,283 ,284 ,293 furnished to me under your letter, dated 10/11/2022. I have to inform you that, I cannot approve of the building or work proposed to be erected or executed, and I therefore hereby formally intimate to you, under Section 346 of the Mumbai Municipal Corporation Act as amended up to date, my disapproval by reasons thereof :-

A: CONDITIONS TO BE COMPLIED WITH BEFORE STARTING THE WORK.

- 1 That the commencement certificate under section 44/69 (1)(a) of the M.R.T.P. Act will not be obtained before starting the work.
- 2 That the notice in form of Annexure XIII of DCPR-2034 (Work Start Notice) shall not be submitted.
- 3 That this provisional I.O.D. shall be used as an instrument to vacate the occupants of the building, without following due process of law.
- 4 That the compound wall is not constructed on all sides of the plot clear of road widening line with foundation below the bottom of 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 Regulation No.37(24) of DCPR-2034.
- 5 That the low lying plot will not be filled up to a reduced level of at least 27.55 mtr. T.H.D. or 0.15 Mtr. above adjoining road level whichever is higher with murum, earth, boulders etc. and will not be levelled, rolled and consolidated and sloped towards road side, before starting the work.
- 6 That the Board shall not be displayed showing details of proposed work, name of owner, developer, architect, R.C.C. consultant etc.

No. P-12775/2022/(282 And Other)/R/C Ward/BORIVALI-R/C/337/1/New
Dated- 15 May 2023

- 7 That the soil investigation will not be done and report thereof will not be submitted with structural design.
- 8 That the NOC from Collector (M.S.D.)/N.O.C. for Royalty/filling of land shall not be obtained and the requisitions mentioned therein shall not be complied with.
- 9 That the requirements of N.O.C. of i) Reliance Energy/Tata Power ii) S.G. iii) P.C.O. iv) A.A. & C. v) S.P. vi) S.W.D. vii) M&E Consultant viii) H.E. ix) CFO will not be obtained and the requisitions if any will not be complied with before starting the work.
- 10 That the requisitions of clause 49(3) & (4) of DCPR 2034 shall not be complied with and records of quality of work, verification report, etc. shall be maintained on site till completion of the entire work.
- 11 That the specifications for layout/D.P./or access roads/development of setback land will not be obtained before starting of construction work and setback land will not be developed accordingly including providing street light and SWD completion work will not be obtained before B.C.C.
- 12 That the Structural Engineer will not be appointed, Supervision memo as per Annexure 5 [DCPR 10(3)(ix)] will not be submitted by him.
- 13 That the appointment and acceptance of all consultants as per E.O.D.B shall not be submitted.
- 14 That all the requisite document/remark from consultants as per E.O.D.B. shall not be submitted before asking for C.C.
- 15 That the Janata Insurance Policy shall not be submitted.
- 16 That the One time PCO charges shall not be paid before asking for C.C.
- 17 That the road setback/reservation demarcation shall not be obtained from AE (Survey).
- 18 That the Indemnity bond indemnifying the corporation and its officers and specific clause in the sale agreement for a) Against any action pending on existing structure b) Against any legal dispute of plot/ownership c) Damages, risk, accidents etc & nuisance to occupier & neighbourhood during construction d) Against any litigation, claims, disputes arising out the proposed inadequate width/sizes of kitchen/rooms, AVS, etc. e) That more height of stilt will not be misused f) Against inconvenience/accident caused due to installation of mechanized stack parking g) inadequate ratio of Car parking h) Deficient open spaces and future development of neighborhood shall not be submitted before CC.
- 19 That the work shall not be carried out between 7.00am to 10.00pm only in accordance with rule 5A(3) of the noise pollution (Regulation & control) Rules, 2000 and the provision of notification issued by Ministry of Environment and Forest department from time to time shall not be duly observed.
- 20 That all the conditions in the orders of Hon'ble Supreme Court of India dated 15.03.2018 in the case of Dumping Ground should not be complied with. That the probable quantity of C&D Waste should not be indicated in advance prior to commencement of work & in case the quantity is within 20 MT for small generators, the C&D Waste shall be disposed off in accordance with the 'debris on call system', details thereof shall be submitted to that effect.
- 21 That the valid SWM NOC shall not be submitted
- 22 That the valid Bank Guarantee of Rs. 5,00,000/- shall not be furnished solely for the purpose of ensuring compliance of the conditions in the Waste Management Plan/Debris Management Plan approved by SWM department of MCGM, till grant of full Occupation Certificate.

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- 23 That the adequate safeguards should not be employed for preventing dispersal of (dust) particles/particles through the Air (or even otherwise) & adequate record shall not be maintained & uploaded for every single trip for disposal of C&D waste, at the time of loading the C&D waste in vehicle, after loading the C&D waste in the vehicle during the hauling.
- 24 That the construction site & landfill site shall not be inspected by the Licensed Architect/ Licensed Engineer, the compliance report thereof shall not be uploaded, any breach in respect of the same will not entail the cancellation of the building permission or the IOD & the work will not be liable to be stopped immediately.
- 25 That the construction is being permitted with a condition that the debris shall not be deposited on pre-identified site with due consent/NOC of the land owner.
- 26 That C&D Waste of large scale above 20MT shall not be disposed off as per Waste management plan approved online & as per Construction and Demolition Waste Management Rules 2016.
- 27 That the debris shall not be deposited on pre-identified site with due consent / NOC of the land owner.
- 28 That in the event the consent given by the disposal site owner/authority is revoked for any reasons, and/or in the event the time limit during which disposal site was available gets expired, the relevant construction activity shall not be stopped & show cause notice shall not be given & till such time Waste Management Plan/Debris Management plan is amended to provide the new site for dumping of C&D Waste and got approved online, construction work shall be recommenced.
- 29 That the comprehensive registered undertaking as per EODB shall not be submitted.
- 30 That any officer of MCGM/ Monitoring Committee shall not be entitled to inspect the record of grant of IOD, visit & inspect landfill sites, as well as, MCGM Officers/ Monitoring Committee shall not be entitled to bring to the notice of MCGM any breach in the IOD conditions. The order passed by MCGM on the reported breaches shall not be final & binding.
- 31 That the structural design and calculations for the proposed work and for existing building showing adequacy thereof to take up the additional load shall not be submitted before C.C.
- 32 That the borewell shall not be constructed in consultation with Hydraulic Engineer.
- 33 That set-back/D.P. Road/D.P. Reservation/Amenity Space area shall not be handed over to M.C.G.M.
- 34 That the registered undertaking shall not be submitted for payment of difference in premium paid and calculated as per revised land rates.
- 35 That the sanitary arrangement shall not be carried out as per Municipal specifications and drainage layout will not be submitted before C.C.
- 36 That the Indemnity Bond for compliance of I.O.D. conditions shall not be submitted.
- 37 R.U.T. shall not be submitted for handover excess parking to MCGM free of cost in case full permissible F.S.I./T.D.R. is not consumed in future.
- 38 That the N.O.C. from Tree authority shall not be submitted before asking for plinth C.C.
- 39 That the Corrected Area in Revenue Records as per Sub-Division and Demarcation shall not be Submitted to BMC before asking for CC
- 40 That the NOC from MOEF shall not be submitted before asking CC to the building under reference with proposed construction area beyond 20,000.00 Sq.Mt.

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- 41 That the layout approval for amalgamation/subdivision shall not be submitted before CC
- 42 That the physical file approval for relocation of reservations with well reasoned order of Hon.M.C shall not be submitted before CC
- 43 That the registered undertaking and indemnity bond regarding following shall not be submitted before asking for the C.C. a) Agreeing to comply all the conditions mentioned as under: - i) For the Mechanized Parking system shall be equipped with electric sensor devices and also proper precaution and safety measures shall be taken to avoid any mishap/ the damages occurred due to flooding in pit if any and maintenance of the same shall be done regularly. ii) Mentioning that the area reserved for parking shall be used / utilized for the purpose of parking only. iii) Mentioning that the special attendant will be deployed to control the maneuvering and the movement of car between entry and exit gates and at the junctions of mechanized parking system. iv) Purchasers shall be made aware that no complaints of whatsoever nature from prospective occupants/ buyers as regards parking spaces arrangement and inadequate aisle space shall not be entertained v) For not misusing Meter room area, double height entrance lobby and amenity area on 8th floor in future.
- 44 That the registered undertaking and indemnity bond regarding following shall not be submitted before asking for the C.C. b) Mentioning that the clauses will be incorporated in the sale agreement of prospective buyers/members stating: - a. That the building under reference is deficient in open space and M.C.G.M. will not be held liable for the same in future. b. That the buyer / member agrees for no objection for the neighbourhood development with deficient open space in future. c. That the buyer / member will not be held M.C.G.M. liable for failure of mechanical Parking system in future. d. That there is inadequate maneuvering space of car parkings or inadequate car parking and buyer / member will not make any complaint to M.C.G.M. in this regard in future. c) Mentioning that the additional parking spaces will be surrendered to MCGM free of cost if full FSI including fungible is not utilized by way of submitting amended plans. (d) Mentioning that no complaints of whatsoever nature from prospective occupants/ buyers as regards parking spaces arrangement and inadequate aisle space shall not be entertained . Copy of sample agreement to that effect shall not be submitted before O.C.C
- 45 That in breach of any of the above said conditions; this approval is liable to be revoked.

C: CONDITIONS TO BE COMPLIED BEFORE FURTHER C.C

- 1 That the notice in the form of Annexure-14 of DCPR-2034 (Intimation of completion of plinth by site supervisor) shall not be submitted.
- 2 That the plinth dimensions shall not be got checked from this office before asking for further C.C. beyond plinth.
- 3 That the structural stability certificate through Regd. Structural engineer regarding stability of constructed plinth shall not be submitted before asking for CC beyond plinth.
- 4 All the payments as intimated by various departments of MCGM shall not be paid.
- 5 Revalidated Janata Insurance Policy shall not be submitted.
- 6 That the Material testing report shall not be submitted.
- 7 That the monthly progress report of the work will not be submitted by the Architect.
- 8 That the P.C.O.'s one time charges as per E.O.D.B. policy shall not be paid before F.C.C.
- 9 That in the event setback is not handed over then at FCC, area equivalent to the area of Setback shall

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not be restricted till such area is handed over or as per circular issued from time to time.

- 10 That the extra water and sewerage charges shall not be paid and requisite No Due pending certificate of Asst. Engineer (Water Works) shall not be submitted.
- 11 That the application for separate P.R.C. in the name of M.C.G.M. for road set back/D.P. Road shall not be submitted.
- 12 That the all conditions mentioned in amended plan approved time to time shall not be compiled with.

D: GENERAL CONDITIONS TO BE COMPLIED BEFORE O.C

- 1 That the dust bin shall not be provided.
- 2 That the NOC for vermiculture bin shall not be submitted.
- 3 That 3.00mt. wide paved pathway upto staircase shall not be provided.
- 4 That the open spaces as per approval, parking spaces and terrace shall not be kept open.
- 5 That the name plate/board showing Plot No., Name of the Bldg. etc. shall not be displayed at a prominent place.
- 6 That the carriage entrance shall not be provided as per design of registered structural engineer and carriage entrance fee shall not be paid.
- 7 That terraces, sanitary blocks, nahanis in kitchen shall not be made Water proof and same shall not be provided by method of pounding and all sanitary connections will not be leak proof and smoke test shall not be done in presence of licensed plumber.
- 8 That final N.O.C. from concerned authorities / empanelled consultants for a. S.W.D. b. Sewerage c. Water Works d. CFO / Fire Fighting Provisions e. Tree authority f. Hydraulic Engineer g. A.A & C P Ward h. Rain water harvesting completion, i. Roads, shall not be submitted before Occupation.
- 9 That Structural Engineer's final Structural Stability Certificate along with upto date License copy and R.C.C. design final plan shall not be submitted.
- 10 That completion plans shall not be submitted along with Notice of Completion of work u/sec. 353 A of M.M.C. Act for work completed on site.
- 11 That Site Supervisor certificate for quality of work and completion of the work shall not be submitted in prescribed format.
- 12 That a sample Registered Agreement with prospective buyers/members shall not be submitted before O.C. with clauses as per comprehensive undertaking submitted.
- 13 That the PRC in the name of MCGM for set-back area shall not be submitted.
- 14 That the Completion certificate from the rain water harvesting consultant for effective completion and functioning of RWH system shall not be submitted and quantum of rain water harvested from the RWH completed scheme on the site shall not be uploaded on RWH tab in online AutoDCR system.
- 15 The Dry and wet garbage shall not be separated and the wet garbage generated in the building shall be treated separately as the same plot by the resident/occupants of the building in the jurisdiction of MCGM. The necessary condition in the sale agreement to that effect shall not be incorporated by the developer/owner.
- 16 Water available from rain water harvesting shall not be used from toilet flushing. OC shall not be

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granted only after compliance of the same.

- 17 That certificate under Sec. 270A of B.M.C. Act will not be obtained from H.E. Department regarding adequacy of water supply.
- 18 That B.C.C. will not be obtained and I.O.D. and Debris deposit etc. will not be claimed for refund within a period of 6 years.

F : CONDITIONS TO BE COMPLIED WITH OCCUPANCY (PERPETUAL).

- 1 Development Permission for reservation of ROS 1.4 (Play Ground) Conditions as mentioned below from Sr. No. 2 to 16.
- 2 The owner shall handover 70% of playground (R.O.S 1.4) land area admeasuring 1585.64sq.mt to BMC before asking for C.C for the equivalent plot potential of said 70% P.G area.
- 3 That the benefit of one time land area of ROS1.4 (Play Ground) proposed to be handed over to BMC over and above permissible F.S.I. (i.e. Plot potential + 0.90 Admissible TDR + 0.50 Additional F.S.I) as per Reg. No. 17(20)(viii)(a) of DCPR-2034 if plot of ROS1.4 (Play Ground) is handed over to BMC within 5 years.
- 4 That the owner shall enter into an agreement with Municipal Corporation before C.C, agreeing to comply these development permission conditions as per the agreement prepared by the Law officer of the corporation and expenses thereof, shall be borne by him.
- 5 That the registered undertaking regarding all the conditions to be abide and complied with this development permission shall be submitted before C.C.
- 6 That the development permission is granted based on documents submitted by the L.S./Owner and if at any time are found fake/fraudulent than the permission issued shall stand revoked/cancelled.
- 7 That the permission is valid for the period of two years from the date of issue. However, for the valid reasons Dy.Che.Eng-WS-II may extend the time limit by recovering revalidation charges as per policy.
- 8 That while carrying out Development on the land under reference, a board shall be displayed on the site indicating the proposed Development is being carried out as per, 15 of Table No. 5 of Reg. 17(1)(1) of DCPR 2034 under Accommodation reservation with provision of Play Ground (R.O.S. 1.4). That the Owner shall execute separate documents / agreement, as may be finalized by the Law Officer, for transferring the Play Ground (R.O.S. 1.4) in favour of BMC under Accommodation Reservation. The entire cost of execution of the agreement shall have to be borne by the Owner and the said agreement shall be executed before requesting C.C. beyond plot potential as per zonal FSI of proposed building.
- 9 That the owner /developer shall carry out Joint Measurement from concern City Survey Officer, to ascertain the area of reservations /road areas affecting plot under reference, to be handed over to BMC at their own cost.
- 10 The Owner / Developer shall level the land Play Ground (R.O.S. 1.4) construct Compound Wall and provide gate, to the satisfaction of Commissioner before handing over of Play Ground (R.O.S. 1.4) to BMC.
- 11 That the Owner shall incorporate a clause in the sale agreement intimating the prospective buyers in proposed building regarding all the conditions of the development permission and the sample copy of the sale agreement shall be submitted with this office.
- 12 That the BMC reserves right to include/alter any condition/conditions if found necessary subsequently.

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- 13 That the development permission shall be binding on the Owner as well as their legal heirs, representatives, executors, administrators, successors, assignees or whosoever derives title to the property under reference through the Owner.
- 14 That the N.O.C. from Asst. Assessor & Collector (P/S Ward) shall be submitted stating clearly that no dues in respect of above land are pending till Play Ground (R.O.S. 1.4) handover to BMC.
- 15 That the Owner/Developer shall indemnify the BMC & it's officers against any loss, damages, claims or suits arising out of grant of this Development Permission in respect of the plot under reference or against any litigation filed in respect thereof. Indemnity Bond in this respect shall be submitted by Owner/Developer.
- 16 That the Owner shall hand over 70% land component under Play Ground (R.O.S. 1.4) reservation under Accommodation Reservation, free of cost and free of encumbrances to BMC, as shown in the accompanying plan. The balance 30% plot retained by the Owner shall be allowed to be developed as per the users permissible in Residential Zone.
- 17 That the E.E1.2 and relocated ROS1.5 shall be handed over to BMC

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- () That proper gutters and down pipes are not intended to be put to prevent water dropping from the leaves of the roof on the public street.
() That the drainage work generally is not intended to be executed in accordance with the Municipal requirements.

Subject to your so modifying your intention as to obviate the before mentioned objections and meet by requirements, but not otherwise you will be at liberty to proceed with the said building or work at anytime before the 14 May day of 2024 but not so as to contrivance any of the provision of the said Act, as amended as aforesaid or any rule, regulations or bye-law made under that Act at the time in force.

Your attention is drawn to the Special Instructions and Note accompanying this Intimation of Disapproval.

**Executive Engineer, Building Proposals,
Zone, Wards.**

SPECIAL INSTRUCTIONS

- 1. THIS INTIMATION GIVES NO RIGHT TO BUILD UPON GROUND WHICH IS NOT YOUR PROPERTY.**
2. Under Section 68 of the Bombay Municipal Corporation Act, as amended, the Municipal Commissioner for Greater Mumbai has empowered the City Engineer to exercise, perform and discharge the powers, duties and functions conferred and imposed upon and vested in the Commissioner by Section 346 of the said Act.
3. Under Byelaw, No. 8 of the Commissioner has fixed the following levels :-
"Every person who shall erect as new domestic building shall cause the same to be built so that every part of the plinth shall be-
 - a) Not less than, 2 feet (60 cms.) above the center of the adjoining street at the nearest point at which the drain from such building can be connected with the sewer than existing or thereafter to be- laid in such street
 - b) Not less than 2 feet (60 cms.) Above every portion of the ground within 5 feet (160 cms.)-of such building.
 - c) Not less than 92 ft. ([!TownHall]) above Town Hall Datum.
4. Your attention is invited to the provision of Section 152 of the Act whereby the person liable to pay property taxes is required to give notice of erection of a new building or occupation of building which has been vacant, to the Commissioner, within fifteen days of the completion or of the occupation whichever first occurs. Thus compliance with this provision is punishable under Section 471 of the Act irrespective of the fact that the valuation of the premises will be liable to be revised under Section 167 of the Act, from the earliest possible date in the current year in which the completion on occupation is detected by the Assessor and Collector's Department.
5. Your attention is further drawn to the provision of Section 353-A about the necessary of submitting occupation certificate with a view to enable the Municipal Commissioner for Greater Mumbai to inspect your premises and to grant a permission before occupation and to levy penalty for non-compliance under Section 471 if necessary.
6. Proposed date of commencement of work should be communicated as per requirements of Section 347 (1) (aa) of the Bombay Municipal Corporation Act.
7. One more copy of the block plan should be submitted for the Collector, Mumbai Suburbs District.

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8. Necessary permission for Non-agricultural use of the land shall be obtained from the Collector Mumbai Suburban District before the work is started. The Non-agricultural assessment shall be paid at the site that may be fixed by the Collector, under the Land Revenue Code and Rules there under.

Attention is drawn to the notes Accompanying this Intimation of Disapproval.

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Dated- 15 May 2023

No. EB/CE/ /BS /A/

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 the work and during the progress of the construction work.
- 3) Temporary permission on payment of deposit should be obtained any shed to house and store for construction purpose, Residence of workmen shall not be allowed on site. The temporary structures for storing constructional material shall be demolished before submission of building completion certificate and certificate signed by Architect submitted along with the building completion certificate.
- 4) Temporary sanitary accommodation on full flushing system with necessary drainage arrangement should be provided on site workers, before starting the work.
- 5) Water connection for constructional purpose will not be given until the hoarding is constructed and application made to the Ward Officer with the required deposit for the construction of carriage entrance, over the road side drain.
- 6) The owners shall intimate the Hydraulic Engineer or his representative in Wards 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 presume 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 manner in obviating all the objection is approved by this department.
- 9) No work should be started unless the structural design is approved.
- 10) The work above plinth should not be started before the same is shown to this office Sub-Engineer 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 will require time to consider alternative site to

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avoid the excavation of the road and footpath.

- 12) All the terms and condition of the approved layout /sub-division under No. of should be adhered to and complied with.
- 13) No Building /Drainage Completion Certificate will be accepted non water connection granted (except for the construction purpose) unless road is constructed to the satisfaction of the Municipal Commissioner as per the provision of Section 345 of the Bombay Municipal Corporation Act 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 Municipal Commissioner 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 broke glass pieces at the rate of 12.5 cubic meters per 10 sq. meters below payment.
- 18) The compound wall or fencing should be constructed clear of the road widening line with foundation below level of 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 proposed to be demolished are demolished.
- 20) The Intimation of Disapproval is given exclusively for the purpose of enabling you to proceeds further with the arrangements of obtaining No Objection Certificate from the Housing Commissioner under Section 13 (h) (H) of the Rent Act and in the event f your proceeding with the work either without an intimation about commencing the work under Section 347(1) (aa) or your starting the work without removing the structures proposed to be removed the act shall be taken as a severe breach of the conditions under which this Intimation of Disapproval is issued and the sanctioned will be revoked and the commencement certificate granted under Section 45 of the Maharashtra Regional and Town Planning Act 1966, (12 of the Town Planning Act), will be with drawn.
- 21) If it is proposed to demolish the existing structures be negotiations with the tenant, under the circumstances, the work as per approved plans should not be taken up in hand unless the City Engineer is satisfied with the following:-
 - i. Specific plans in respect of evicting or rehousing the existing tenants on hour stating their number and the areas in occupation of each.
 - ii. Specifically signed agreement between you and the existing tenants that they are willing to avail or the alternative accommodation in the proposed structure at standard rent.
 - iii. Plans showing the phased programme of constructions has to be duly approved by this office before

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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.

- 22) In case of extension to existing building, blocking of existing windows of rooms deriving light and its from other sides should be done first starting the work.
- 23) In case of additional floor no work should be start or during monsoon which will same arise water leakage and consequent nuisance to the tenants staying on the floor below.
- 24) The bottom of the over head storage work above the finished level of the terrace shall not be less than 1.20 Mt.and not more than 1.80 mt.
- 25) The work should not be started above first floor level unless the No Objection Certificate from the Civil Aviation Authorities, where necessary is obtained.
- 26) It is to be understood that the foundations must be excavated down to hard soil.
- 27) The positions of the nahanis and other appurtenances in the building should be so arranged as not to necessitate the laying of drains inside the building.
- 28) The water arrangement nut be carried out in strict accordance with the Municipal requirements.
- 29) No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing of the Municipal Commissioner for Greater Mumbai, as required in Section 381-A of the Municipal Corporation Act.
- 30) All gully traps and open channel drains shall be provided with right fitting mosquito proof made of wrought iron plates or hinges. The manholes of all cisterns shall be covered with a properly fitting mosquito proof hinged cast iron cap over in one piece, with locking arrangement provided with a bolt and huge screwed on highly serving the purpose of lock and the warning pipes of the rabbet pretested with screw or dome shape pieces (like a garden mari rose) with copper pipes with perfections each not exceeding 1.5 mm in diameter. The cistern shall be made easily, safely and permanently accessible be providing a firmly fixed iron ladder, the upper ends of the ladder should be earmarked and extended 40 cms above the top where they are to be fixed as its lower ends in cement concrete blocks.
- 31) No broken bottles should be fixed over boundary walls. This prohibition refers only to broken bottles to not to the use of plane glass for coping over compound wall.
- 32) a Louvres should be provided as required by Bye0law No. 5 (b)
b Lintels or Arches should be provided over Door and Windows opening
c The drains should be laid as require under Section 234-1(a)
d The inspection chamber should be plastered inside and outside.
- 33) If the proposed additional is intended to be carried out on old foundations and structures, you will do so as your own risk.


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Dated- 15 May 2023

Executive Engineer, Building Proposals
Zones wards.

P-12775/2022/(282 And Other)/R/C Ward/BORIVALI-R/C/337/1/New

Copy To :- 1. YOMESH NARAYAN RAO
202, Shree Prasad House, Plot No. 517, 35th Road, TPS-III, Off Linking Road, Bandra (West), Mumbai
400050. -

2. Asst. Commissioner R/C Ward.
3. A.E.W.W. R/C Ward,
4. Dy.A & C. Western Suburb II
5. Chief Officer, M.B.R. & R. Board R/C Ward .
6. Designated Officer, Asstt. Engg. (B. & F.) R/C Ward ,
7. The Collector of Mumbai

 Digitally signed by HANUMANT SADASHIVRAO BURE
Date: 15 May 2023 20:16:09
Organization: Brihanmumbai Municipal Corporation
Designation: Executive Engineer



BRIHANMUMBAI MUNICIPAL CORPORATION

Amended Plan Approval Letter

File No. P-12775/2022/(282 And Other)/R/C Ward/BORIVALI-R/C/337/1/Amend dated 14.12.2023

To,	CC (Owner),
YOMESH RAO NARAYAN	M/s. Sumit Woods Ltd.
202, Shree Prasad House, Plot No.	B-1101, Express Zone, Diagonally
517, 35th Road, TPS-III, Off Linking	Opp. to. Oberoi Mall, W.E. Highway,
Road, Bandra (West), Mumbai	Malad (East), Mumbai- 400097.
400050. -	


Subject : Proposed Residential Building No. 1 on plot bearing C.T.S.No. 282, 283, 284 & 293 of village Borivali, at 18.30 mtr. wide Road & 13.40 mtr. Wide DP Road, Borivali (West), Mumbai in R/C ward..

Reference : Online submission of plans dated 31.10.2023

Dear Applicant/ Owner/ Developer,

There is no objection to your carrying out the work as per amended plans submitted by you online under reference for which competent authority has accorded sanction, subject to the following conditions.

- 1) That all the objections of this office intimation of Disapproval under even No. & dated 15-05-2023 & subsequent amended plan conditions shall be applicable and should be complied with.
- 2) That all the payments shall be paid before C.C.
- 3) That the revised R.C.C. designs and calculations shall be submitted before C.C.
- 4) That the C.C. shall be re-endorsed for carrying out the work as per Amended plans.
- 5) That the revised H.E. NOC shall be submitted before C.C.
- 6) That the revised Janata insurance policy shall be submitted before C.C.
- 7) That A.E.W.W. P/South Ward NOC for extra water charges & Extra sewerage line charges before C.C.
- 8) P.C.O.'s one time charges as per E.O.D.B. Policy shall be paid before F.C.C.
- 9) That all the conditions in the orders of Hon'ble Supreme Court of India dated 15.03.2018 in the case of Dumping Ground should be complied with.
- 10) That all the conditions in the NOC from SWM department obtained online to transport & deposit / dump / level the C & D Waste at only designated unloading site shall be complied with.
- 11) That the valid Bank Guarantee of Rs. 45,00,000/- shall be furnished solely for the purpose of ensuring compliance of the conditions in the Waste Management Plan/ Debris Management Plan approved by SWM department of MCGM, till grant of full Occupation Certificate.
- 12) That the guidelines of air pollution mitigation as per circular u/ no. MGC/F/1102 dtd 25.10.2023 shall be complied with on site
- 13) That in breach of any of the above said conditions; this approval is liable to be revoked.



Digitally signed by HANUMANT SAMASHI RAO BURE
Date: 14 Dec 2023 22:25:20
Organization: Brihanmumbai Municipal Corporation
Designation: Executive Engineer

For and on behalf of Local Authority
Municipal Corporation of Greater Mumbai
Executive Engineer Building Proposal
Western Suburb II

Copy to :

- 1) Assistant Commissioner, R/C Ward
- 2) A.E.W.W., R/C Ward
- 3) D.O. R/C Ward

- Forwarded for information please.

C - 3



BRIHANMUMBAI MUNICIPAL CORPORATION

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No P-12775/2022/(282 And Other)/R/C Ward/BORIVALI-R/C/CC/1/New



COMMENCEMENT CERTIFICATE

To,
M/s. Sumit Woods Ltd.
B-1101, Express Zone, Diagonally Opp. to Oberoi
Mall, W.E. Highway, Malad (East), Mumbai- 400097.

Sir,

With reference to your application No. **P-12775/2022/(282 And Other)/R/C Ward/BORIVALI-R/C/CC/1/New** Dated. **10 Nov 2022** for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 no 337 (New) dated **10 Nov 2022** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. **282 ,283 ,284 ,293** C.T.S.No. **282 ,283 ,284 ,293** Division / Village / Town Planning Scheme No. **BORIVALI-R/C** situated at **18.30 mtr. wide Road & 13.40 mtr. Wide DP Road Road / Street in R/C Ward** Ward .

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

- 1 The land vacated on 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 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 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 of Greater Mumbai 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.
- 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 Municipal Commissioner has appointed Shri. **Exe.Engr.(BP)WS-II R-1** Executive Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 4/3/2025

Issue On 05 Mar 2024 Valid Upto 04 Mar 2025

Application Number P-12775/2022/(282 And Other)/R/C
Ward/BORIVALI-R/C/CC/1/New

Remark .

This C.C. is granted for work upto plinth level only, as per approved amended plans dated 14.12.2023.

 Digitally signed by HANUMANT SADASHIVRAO BURE
Date: 05 Mar 2024 13:49:18
Organization: Brihanmumbai Municipal Corporation
Designation: Executive Engineer

For and on behalf of Local Authority
Brihanmumbai Municipal Corporation

Executive Engineer . Building Proposal

Western Suburb II R/C Ward Ward

Cc to

- 1 Architect.
2. Collector Mumbai Suburban /Mumbai District.



जिल्हाधिकारी, मुंबई उपनगर यांचे कार्यालय



प्रशासकीय इमारत, १० वा मजला, शासकीय वसाहत, बांद्रा (पूर्व), मुंबई - ४०० ०५१

(०२२) ६९४०३३३३, ई-मेल : collector.mumbaisuburb@maharashtra.gov.in

क्रमांक : सी/कार्या-७ब/पोवि/एसआरबी-५९६४

दिनांक : ३०/०५/२०२३

- १) श्रीमती पुष्पा रामचंद्रन यांचेकडील एकत्रिकरण/पोटविभाजन प्रस्ताव दिनांक २५/०५/२०२३
- २) अर्जदार यांनी दाखल केलेले क्षतीपुर्ती बंधपत्र दिनांक १९/०४/२०२३
- ३) बृहन्मुंबई महानगरपालिकेकडील आय.ओ.डी. दिनांक १५/०५/२०२३
- ४) बृहन्मुंबई महानगरपालिकेकडील विकास नियोजन अभिप्राय क्रमांक Ch.E./DP३४२०२३०५१११४६३३५२ दिनांक २२/०५/२०२३
- ५) महाराष्ट्र जमीन महसूल संहिता १९६६ चे कलम ८७

आदेश :

मौजे - बोरीवली, ता. बोरीवली येथील स.नं. ४२/१ व ४१/६ शी संबंधित न.भू.क्र. २८२, २८३, २८४ व २९३ या सर्व मिळकतीच्या एकूण क्षेत्र ७८६९.३० चौ.मी. क्षेत्राच्या एकत्रिकरणास व सदर एकत्रित क्षेत्रापैकी प्ले ग्राऊंड करीता तीन ठिकाणी आरक्षित असलेले अनुक्रमे २८१.३८ चौ.मी., ११०७.१३ चौ.मी. व १९७.१३ चौ.मी. क्षेत्र, गार्डन/पार्क करीता आरक्षित असलेले ३००.०० चौ.मी. क्षेत्र, रोड सेट बॅक कडे वर्ग झालेले अनुक्रमे २६९०.७० चौ.मी. व ८.६० चौ.मी., सेकंडरी स्कूल करीता आरक्षित २४.०० चौ.मी. तर धारकाकडील शिल्लक क्षेत्र अनुक्रमे २५८० चौ.मी. व ६७९.५६ चौ.मी. असे पोटविभाजनास परवानगी मिळणेकामी अर्जदार यांनी वाचले मधील क्र. १ वरील प्रस्तावान्वये विनंती केली आहे.

अर्जदार यांनी सादर केलेल्या मौजे - बोरीवली, ता. बोरीवली येथील स.नं. ४२/१ चे अवलोकन करता भुधारणापध्दती "भोगवटादार वर्ग - १" असून भोगवटादार सदरी "एन रामचंद्रन व पुष्पा रामचंद्रन" यांचे नाव नमून आहे. तर सामाईक क्षेत्र ०.३९२० हे.आर.चौ.मी. आहे. स.नं. ४१/६ ची भुधारणापध्दती "भोगवटादार वर्ग - १" असून भोगवटादार सदरी "पुष्पा रामचंद्रन फॅमिली ट्रस्टचे ट्रस्टी, विद्या रामचंद्रन, शेखर रामचंद्रन, संतोष रामचंद्रन यांचे सामाईक क्षेत्र ०.०९७४ हे.आर.चौ.मी. व पुष्पा रामचंद्रन क्षेत्र ०.०९७४ नमूद आहे.

अर्जदार यांनी सादर केलेल्या मौजे- बोरीवली, ता. बोरीवली येथील न.भू.क्र. २८२, २८३, २८४ व २९३ या मिळकतीच्या मालमत्ता पत्रकांचे अवलोकन करता धारणाधिकार निरंक असून सर्व मिळकतींचे एकूण क्षेत्र ७८६९.३० चौ.मी. आहे. तर धारक सदरी "शेती" असे नमूद आहे.

अर्जदार यांनी सादर केलेल्या कमी जास्त पत्रकाचे अवलोकन करता, मौजे बोरीवली, ता. बोरीवली येथील स.नं. ४१/६ शी संबंधित न.भू.क्र. २८२ असून स.नं. ४२/१ शी संबंधित न.भू.क्र. २८३, २८४ व २९३ आहेत.

अर्जदार यांनी बृहन्मुंबई महानगरपालिका यांचेकडील आय.ओ.डी. व सोबत मंजूर आराखडा दि.१५/०५/२०२३ सादर केला आहे. सदर मंजूर आराखडयामध्ये मौजे- बोरीवली, ता. बोरीवली येथील न.भू.क्र. २८२, २८३, २८४ व २९३ या मिळकतीच्या प्रत्यक्ष जागेवर असलेल्या एकूण ७८६९.३० चौ.मी. क्षेत्रापैकी प्ले ग्राऊंड करीता अनुक्रमे २८१.३८ चौ.मी., ११०७.१३ चौ.मी. व १९७.१३ चौ.मी., गार्डन/पार्क करीता ३००.०० चौ.मी., निवासी प्रयोजनार्थ/धारकाकडे अनुक्रमे २५८०.८० चौ.मी. व ६७९.५६ चौ.मी., रोड सेट बॅक कडे अनुक्रमे २६९०.७० चौ.मी. व ८.६० चौ.मी. तर सेकंडरी स्कूल करीता आरक्षित २४.०० चौ.मी. क्षेत्र दर्शविण्यात आले आहे.

अर्जदार यांनी अर्जासोबत बृहन्मुंबई महानगरपालिका यांचेकडील दिनांक २२/०५/२०२३ रोजीचा विकास आराखडा (D.P.Remark) सादर केला असून मौजे - बोरीवली, ता. बोरीवली येथील न.भू.क्र. २८२, २८३, २८४ व २९३ ही मिळकत निवासी विभागामध्ये येत असल्याचे नमूद केलेले आहे.

अर्जदार यांनी दि.१९/०४/२०२३ चे क्षतिपूर्ती बंधपत्र सादर केले आहे. सदर क्षतिपूर्ती बंधपत्रात नमूद करण्यात आले आहे की, प्रश्नांकीत मिळकतीबाबत कोणत्याही न्यायालयात दावा प्रलंबित नाही.

तरी प्रकरणी महसुली भूमापन व भूमापन क्रमांकाचे उपविभाग नियम १९६९ चे कलम ११ अन्वये एकत्रिकरणास व महाराष्ट्र जमिन महसूल अधिनियम १९६६ चे कलम ८७ अन्वये पोटविभाजनास मान्यता देणेस हरकत नाही. कृपया मान्यता असलेस आदेश मसुद्यावर स्वाक्षरी होणेस विनंती केली आहे.

एकत्रिकरण

अ. क्र.	मिळकत पत्रिकेप्रमाणे क्षेत्र चौ.मी.		एकत्रिकरण		शेरा
	न.भू.क्र.	क्षेत्र चौ.मी.	न.भू.क्र.	क्षेत्र चौ.मी.	
१	२८२	१९९५.१०	२८२	७८६९.३०	न.भू.क्र. २८२ च्या क्षेत्रामध्ये न.भू.क्र. २८३, २८४, २९३ चे क्षेत्र सामील करून
२	२८३	२३६८.४०			
३	२८४	८६७.८०			
४	२९३	२६३८.००			
एकूण		७८६९.३०	एकूण	७८६९.३०	

पोटविभाजन

अ.क्र.	नव्याने तयार झालेला न.भू.क्र.	क्षेत्र चौ.मी.	प्रस्तावित न.भू.क्र.	प्रस्तावित पोटविभाजन क्षेत्र चौ.मी.	शेरा
१	२८२	७८६९.३०	१	२५८०.८०	धारकाकडील शिल्लक क्षेत्र
२			६७९.५६	धारकाकडील शिल्लक क्षेत्र	
३			२८१.३८	प्ले ग्राऊंड - १	
४			११०७.१३	प्ले ग्राऊंड - २	
५			१९७.१३	प्ले ग्राऊंड - ३	
६			३००.००	गार्डन/पार्क	
७			२६९०.७०	रोड सेट बँक	
८			८.६०	रोड सेट बँक	
९			२४.००	सेकंडरी स्कूल	
एकूण		७८६९.३०	एकूण	७८६९.३०	

शर्ती :

- सदरची परवानगी बृहन्मुंबई महानगरपालिकेकडील मंजूर आराखड्याचे अधीन राहून देण्यात येत असून सदर मंजूर आराखड्यामध्ये दर्शविलेल्या क्षेत्रापुरतेच मर्यादित आहे. प्रत्यक्षात जागेवर मोजणी अंती येणारे क्षेत्र अंतिम समजण्यात यावे.
- महाराष्ट्र जमीन संहिता १९६६ च्या प्रकरण ७ मधील कलम १०९ नुसार जमिनीची अकृषिक आकारणी. अकृषिक प्रयोजनासाठी होत असलेला जमिनीचा उपयोग आणि ज्या क्षेत्रात जमीन असेल ते नागरी क्षेत्र विचारात घेऊन निर्धारित करण्यात येईल. सबब जिल्हाधिकार्याकडून, वेळोवेळी निश्चित करण्यात येईल. अशी सुधारित आकारणी शासनास भरणे बंधनकारक राहिल.
- उक्त जमिनीचा भोगवटादार उक्त जमिनीवर वसुली योग्य असलेले सर्व कर, दर आणि उपकर शासनास व संबंधित सक्षम प्राधिकारी यांचेकडे भरणे करील.



४. सदर जमीन शासनाची/भोगवटादार वर्ग-२ म्हणून सिध्द झाल्यास त्याबाबतीत जिल्हाधिकारी ज्याद्वारे अशी जमिनीस तशी मंजूरी दिली असेल ते दस्तऐवज आणि संबंधीत कायदे, नियम आणि ज्याद्वारे अशी जमीन निर्यात्रित केली असेल असे शासकीय आदेश यांची देखील तपासणी करील आणि आदेश देईल त्याप्रमाणे देय असलेला नजराणा किंवा अधिमूल्य आणि इतर शासकीय देणी शासनास भरणा करणे बंधनकारक राहिल. प्रस्तुतची परवानगी म्हणजे जमिनीचे मालकी हक्काचा पुरावा नाही. सदरची परवानगी नियोजन प्राधिकरणाने दिलेल्या विकास आराखड्यातील अभिप्रायाचे अनुषंगाने तथा अर्जदार यांनी सादर केलेली कागदपत्रे सत्य असल्याचे ग्राह्य समजून व प्रश्नांकित मिळकतीवर इतर कुठलेही हक्क, वाद किंवा न्यायप्रविष्ट प्रकरण/दावे असल्यास त्यास अधीन राहून महाराष्ट्र जमीन महसूल संहिता - १९६६ मधील तरतुदीनुसार निर्गमित केलेली आहे. सदर आदेश निर्गमित केल्यानंतर कागदपत्राचे सत्यतेबाबत भविष्यात वाद उद्भवल्यास त्यास सर्वस्वी अर्जदार जबाबदार राहतील. भविष्यात या संदर्भात शासनाने घेतलेले निर्णय/आदेश अर्जदार यांचेवर बंधनकारक राहतील.

सही/-

(राजेन्द्र ब. भोसले)

जिल्हाधिकारी, मुंबई उपनगर

स्थळप्रतिवर मा.जिल्हाधिकारी यांची सही आहे.

प्रति,

श्रीमती पुष्पा रामचंद्रन, ५०१, वास्तुदिप-१, जयराज नगर जंक्शन व अशोक नगर, चंदावरकर रोड समोर, बोरीवली (पश्चिम), मुंबई - ४०० ०९२

प्रत :

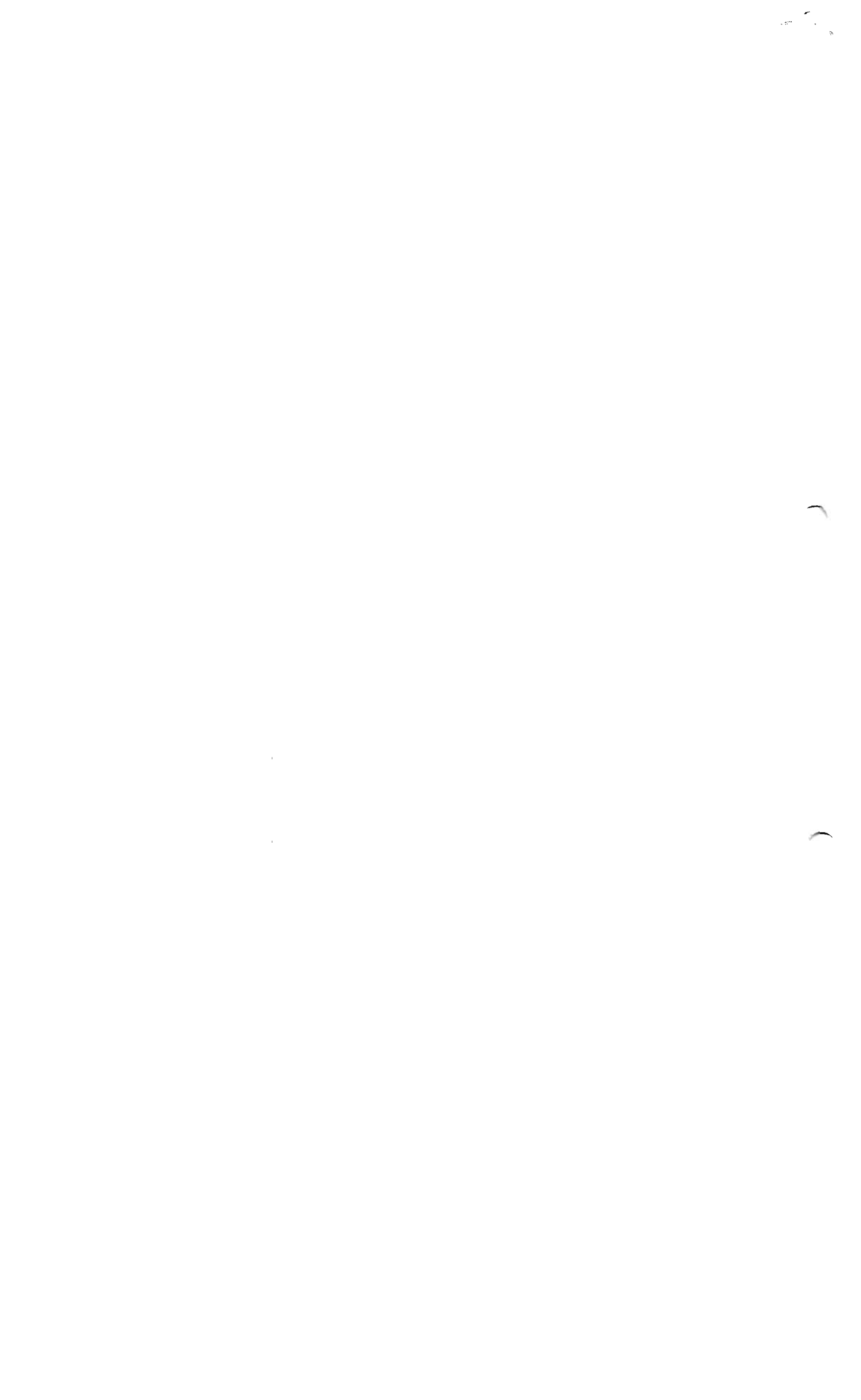
- १) तहसिलदार, बोरीवली
- २) नगर भूमापन अधिकारी, बोरीवली
- ३) निवड नस्ती



स्थळप्रतिवर मा.जिल्हाधिकारी यांची सही आहे.

(संदीप निचित)

उपजिल्हाधिकारी (सा.प्र.),
मुंबई उपनगर जिल्हा





सत्यमेव जयते

(Amended)

Government of India
Form GST REG-06
[See Rule 10(1)]

Registration Certificate

Registration Number :27AAICS1385B1ZG

1.	Legal Name	SUMIT WOODS LIMITED			
2.	Trade Name, if any	SUMIT WOODS LIMITED			
3.	Constitution of Business	Public Limited Company			
4.	Address of Principal Place of Business	W E HIGHWAY, B-1101, EXPRESS ZONE, OPP OBEROI MALL, MALAD, Mumbai City, Maharashtra, 400097			
5.	Date of Liability	01/07/2017			
6.	Date of Validity	From	22/09/2017	To	NA
7.	Type of Registration	Regular			
8.	Particulars of Approving Authority				
<i>Signature</i>					
Name					
Designation					
Office					
Date of issue of Certificate		27/04/2018			
Note: The registration certificate is required to be prominently displayed at all places of Business/Office(s) in the State.					

This is a system generated digitally signed Registration Certificate issued based on the deemed approval of application on



Annexure B

GSTIN	27AAICS1385B1ZG
Legal Name	SUMIT WOODS LIMITED
Trade Name, if any	SUMIT WOODS LIMITED

Details of Managing / Whole-time Directors and Key Managerial Persons

1		Name	BHUSHAN SUBODH NEMLEKAR
		Designation/Status	DIRECTOR
		Resident of State	Maharashtra
2		Name	SUBODH RAMAKANT NEMLEKAR
		Designation/Status	DIRECTOR
		Resident of State	Maharashtra
3		Name	MITARAM RAMLAL JANGID
		Designation/Status	DIRECTOR
		Resident of State	Maharashtra





Know Your TAN

TAN Details

TAN	MUMS93646E
Category of Deductor	Company/Firms/AOP/BOI/AJP/AOP(Trust) and Branches
Name	SUMIT WOODS LIMITED
Address	B-1101 EXPRESS ZONE WESTERN EXPRESS HIGHWAY MALAD EAST MAHARASHTRA MUMBAI 400097
PAN	
St of TAN	Active
Email ID 1	HARISHSALIAN@SUMITWOODS.COM
Email ID 2	PRIYANKAWAGHELA@SUMITWOODS.COM
TAN AO Code	
Area Code	MUM



सत्यमेव जयते

प्रारूप. आई. आर.
Form I R.

निगमन का प्रमाण-पत्र

CERTIFICATE OF INCORPORATION

ता. का सं.
No. 24-Q2252..... of 19 97.....

मैं एतद्वारा प्रमाणित करता हूँ कि आज

कम्पनी अधिनियम, 1956 (1956 का 1) के अधीन निगमित की गई है और यह कम्पनी परिसीमित है।

I hereby certify that SUMIT WOODS PRIVATE LIMITED

is this day incorporated under the Companies Act, 1956 (No. 1 of 1956) and that the Company is limited.

मेरे हस्ताक्षर से आज ता. को दिया गया।

Given under my hand at PANAJI
this NINTH day of JANUARY One thousand nine
hundred and ninety SEVEN
(19 PAUSA, SAKA - 1918)



R. V. Dani
(R. V. Dani)
कम्पनियों का रजिस्ट्रार
Registrar of Companies
GOA, DAMAN & DIU

No. U36101 MH 2005 PTC 152192.

[Section 18(3) of the Companies Act, 1956.]

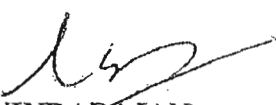
CERTIFICATE OF REGISTRATION OF THE ORDER OF COMPANY
LAW BOARD CONFIRMING TRANSFER OF THE REGISTERED
OFFICE FROM ONE STATE TO ANOTHER

The SUMIT WOODS PRIVATE LIMITED having by special resolution altered the provisions of its Memorandum of Association with respect to the place of the registered office by changing it from the State of GOA to the State of MAHARASHTRA and such alteration having been confirmed by an order of the Company Law Board, Western Region Bench, Mumbai vide C.P. No. 512/17/CLB/WR/2003 bearing the date 30th day of October, 2004.

I hereby certify that a certified copy of the said order has this day been registered.

Given under my hand at Mumbai this 24th day of March, 2005.




(C.S. GOVINDARAJAN)
ASST. REGISTRAR OF COMPANIES,
MAHARASHTRA, MUMBAI.

Certificate of Incorporation Consequent upon conversion to Public Limited Company



GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS

Registrar of companies, Mumbai
Everest, 100 Marine Drive, Mumbai, Maharashtra, India, 400002

Corporate Identity Number: U36101MH1997PLC152192

Fresh Certificate of Incorporation Consequent upon Conversion from Private Company to Public Company

IN THE MATTER OF SUMIT WOODS PRIVATE LIMITED

I hereby certify that SUMIT WOODS PRIVATE LIMITED which was originally incorporated on Ninth day of January One thousand nine hundred ninety-seven under the Companies Act, 1956 as SUMIT WOODS PRIVATE LIMITED and upon an intimation made for conversion into Public Limited Company under Section 18 of the Companies Act, 2013; and approval of Central Government signified in writing having been accorded thereto by the RoC - Mumbai vide SRN G74301375 dated 06.02.2018 the name of the said company is this day changed to SUMIT WOODS LIMITED.

Given under my hand at Mumbai this Sixth day of February Two thousand eighteen.



V T SAJEEVAN

Registrar of Companies

RoC - Mumbai

Mailing Address as per record available in Registrar of Companies office:

SUMIT WOODS LIMITED
B-WING, OFFICE NO-1101, OPP. RELIANCE OFFICE,, EXPRESS
ZONE, W.E.HIGHWAY, MALAD-EAST, MUMBAI, Mumbai City,
Maharashtra, India, 400097.

