

14. As soon as the development permission for the new construction is obtained, the owner/developer shall install a 'Display Board' on a conspicuous place on site indicating following details:
- (i) Name and address of the owner/developer, architect and contractor;
  - (ii) Survey No./ City Survey No./ Ward No. of the land under reference, with description of its boundaries;
  - (iii) Order No. and date of grant of development permission issued by MMRDA;
  - (iv) F.S.I permitted;
  - (v) Address where the copies of detailed approved plans shall be available for inspection;
15. A notice in the form of advertisement giving all the details mentioned in 14 above shall also be published in two widely circulated newspapers one of which should be in Marathi language;
16. The applicant shall ensure that the conditions mentioned in Maharashtra Fire Services Office Circular No. MFS/10/2012/1099 dated 19/07/2012 are fulfilled as/if applicable;
17. The applicant shall install the Rain Water Harvesting System as per UDD's Notification No. TPB/432001/2133/CR-230/01A/D-11; Dt. 10/03/2005;
18. The applicant shall comply with MCGM's Circular no. CHE/27921/DP/ Gen, dated 06/01/2014 [in respect of preservation of documents mentioned at sr. no. (a) to (k) therein] & applicant shall submit Undertaking & Indemnity Bond mentioned therein before applying for Occupation Certificate;
19. The applicant shall pay 'building and other construction labor welfare Cess Tax' to the competent authority and submit the receipt of the same to MMRDA before applying for Occupation Certificate;
20. The applicant shall obtain NA Order from Collector, Mumbai Sub-urban District and submit the same to MMRDA before applying for Occupation Certificate;
21. This Commencement Certificate superseded the Commencement Certificate issued under MMRDA's letter No. TCP (P-2)ODC/CC/3.113/1/230/2011, dated 18/10/2011;

*S. Patil*  
 Addl. Metropolitan Commissioner,  
 M.M.R.D.A.

Copy with set of approved drawings bearing no. M1, M2, M3, M4 & M5 to:

1. Mr. Bhupendra Patrawala  
 Bhupendra Patrawala Architects,  
 Room no. 'P', 2<sup>nd</sup> floor,  
 93, Mumbai samachar marg,  
 Mumbai - 400 023.

M/s Key Tech,  
 201/A, Vertex Vihar,  
 Sir M.V. Road, Andheri (E),  
 Mumbai - 400 069.

Copy (for information and record w.r.t. MMRDA's D.O. Letter Dt. 30/01/2009), approved drawings bearing no. M1, M2, M3, M4 & M5 to:

The Executive Engineer,  
 Building Proposal - WS,  
 MCGM Office, H&K Ward, R.K. Patkar Marg,  
 Bandra (W), Mumbai 400 050.

P.S.: The Amended Commencement Certificate is issued subject to the conditions mentioned in the following letter no. TCP (P-2)ODC/CC/3.113/1/1446 /2013, Dated: 16 OCT 2013

This Commencement Certificate is issued on 15/10/2017 Sd/- Director/Architect T.A.C.P. Div. I, MMRDA	Outward No - 171/2017 24 JAN 2017
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SINGLE WINDOW

D.O.No.TCP(P-2)/BKC/Misc/296/17-2009

January 30, 2009

Sub: Single window for processing applications for development permissions from Special Planning Authority areas.

Dear

As you are aware, State Government, under Section 40(1)(c) of the Maharashtra Regional and Town Planning Act, 1966 (MR&TP Act) has appointed the Mumbai Metropolitan Region Development Authority (MMRDA) as the Special Planning Authority (SPA) for four notified areas within BMC limits. They are Bandra Kurla Complex (BKC), Oshiwara District Centre (ODC), Backbay Reclamation Scheme (BBRS) and Gori-Manori areas.

2. According to section 113(5) read with section 40(3) of the MR&TP Act, on and from the date of appointment of an SPA, the local authority (in this case the Municipal Corporation of Brihan Mumbai (BMC) ceases to function as Planning Authority for the area notified under Section 40(1)(c) of the MR&TP Act.

3. However, at present for obtaining development permissions the applicants are required to approach both MMRDA and MCGM at various stages of progress of work. The scrutiny again at MCGM level therefore becomes repetitive and dilatory, resulting into delays. I discussed the matter with the Chief Executive Officer, MIDC, since MIDC is working as SPA in Marol area, and the CEO, MIDC, confirmed that the entire procedure for granting development permissions is being handled at MIDC level only and at no stage of progress of work the matter is referred to MCGM. It has therefore been decided to handle all development permissions on the lines of MIDC, right from Commencement Certificate to Occupation Certificate in SPAs in Mumbai area within the jurisdiction of MCGM, at our level.

4. The applicants would be requested to obtain certain NOCs/clearances relating to fire safety, water supply, sewerage/drainage etc. from MCGM wherever necessary.

This is for your kind information.

Yours

*Ratnakar Gaikwad*  
 (Ratnakar Gaikwad)

Dr. Jairaj Phatak,  
 Municipal Commissioner,  
 Municipal Corporation of Greater  
 Mahapalika Marg,  
 Mumbai - 400001.

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*Dr. V. G. Kulkarni*  
 P.A. to Municipal Commissioner



MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY

मुंबई महानगर प्रदेश विकास प्राधिकरण

No. TCP (P-2)/ODC/CC/3.113/II/ 1440 /2015

Date: 16 OCT 2015

To,

The Executive Engineer,  
Building Proposals – Western Suburbs,  
MCGM Office, H&K Ward,  
R.K.Patkar Marg, Bandra (W), Mumbai - 400 050.

Sub: Amended Commencement Certificate upto plinth level for the proposed development of 'Commercial Building (ground + 07 upper floors)' on plot bearing CTS No. 280/B of Bandivali village at ODC, Mumbai.

Ref: MMRDA's D.O. letter No. TCP (P-2)/BKC/Misc./296/102/2009, dt. 30/1/2009.

Sir,

MMRDA is the Special Planning Authority for Oshiwara District Centre. The Metropolitan Commissioner, MMRDA has approved the proposal for issuance of Amended Commencement Certificate upto plinth level only for the proposed development of 'Commercial Building (ground + 07 upper floors)' on plot bearing CTS No. 280/B of Bandivali village at ODC, Mumbai in MCGM area; pursuant to the policy enunciated in MMRDA's D.O. letter No. TCP (P-2)/BKC/Misc./296/102/2009 dt-30/01/09. The total proposed Built Up Area is 5,098.42sqm as against permissible Built Up Area of plot is 5,139.69sqm.

The set of drawings (dwg no. M1, M2, M3, M4 & M5) representing amended proposal upto plinth level only for the proposed development of 'Commercial Building (ground + 07 upper floors)' on plot under reference is approved by the Metropolitan Commissioner subject to all the conditions mentioned in the amended CC upto plinth issued under MMRDA's letter no. TCP (P-2)/ODC/CC/3.113/II/ 1440/2015, dated 16/10/2015

A copy of Amended Commencement Certificate upto plinth level and approved drawing for proposed development of 'Commercial Building (ground + 07 upper floors)' on plot under reference issued by MMRDA to M/s Key Tech (owner) 'herein referred as applicant', are enclosed herewith for your information and record.

Thanking you,

Yours faithfully,



*[Signature]*

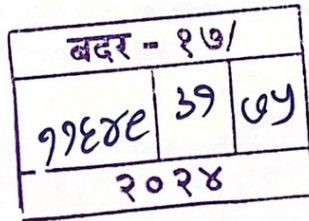
Chief,  
Town & Country Planning Division,  
MMRDA.

- Encl: 1) Amended Commencement Certificate upto plinth level.  
2) A set of approved drawings (drawing nos. M1, M2, M3, M4 & M5).  
3) MMRDA's D.O. letter no. TCP (P-2)/BKC/Misc./296/102/2009, dt. 30/01/2009.

Copy to:

1. Mr. Bhupendra Patrawala  
Bhupendra Patrawala Architects,  
Room no. 'F', 2<sup>nd</sup> floor,  
93, Mumbai samachar marg,  
Mumbai - 400 023.

- ✓ 2. M/s Key Tech,  
201/A, Vertex Vihar,  
Sir M.V. Road, Andheri (E),  
Mumbai - 400 069.



Bandra-Kurla Complex, Bandra (East), Mumbai - 400 051.



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MMRDA

No. TCP (P-2) /ODCI CC 13.113/III/ 14 /2022

Date: 10 JAN 2022

### COMMENCEMENT CERTIFICATE ABOVE PLINTH

Permission is hereby granted, under section 45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No. XXXVII of 1966) to **M/s. Key Tech** for the development above plinth level upto 17<sup>th</sup> floor of a commercial building comprising of Ground + 17<sup>th</sup> floors with BUA of **7,842.49 sq.m** proposed on the land bearing CTS No. 280/B of Village Bandivali, Mumbai, as depicted on the drawing no. 01/05 to 05/05. The Commencement Certificate above plinth upto 17<sup>th</sup> floor is granted on the following conditions:

**Viz:**

1. This permission / Commencement Certificate shall not entitle the applicant to build on the land which is not in his ownership in any way.
2. This certificate is liable to be revoked by the Metropolitan Commissioner, MMRDA if-
  - I. The development works in respect of which permission is granted under this certificate is not carried out or the user thereof is not in accordance with the sanctioned plans.
  - I. Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Metropolitan Commissioner is contravened or is not complied with.
  - II. The Metropolitan Commissioner, MMRDA is satisfied that the same is obtained through fraud or misinterpretation and in such an event, the applicant and every person deriving title through or under him shall be deemed to have carried out the developmental work in contravention of section 43 and 45 of the Maharashtra Regional & Town Planning Act, 1966.
3. This Commencement Certificates is valid for a period of one year from the date hereof and will have to be renewed thereafter.
4. This Commencement Certificate is renewable every year but such extended period shall in no case exceed three years, after which it shall lapse provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of Maharashtra Regional & Town Planning Act, 1966.

Mumbai Metropolitan Region Development Authority

Bandra-Kurla Complex, Bandra East, Mumbai-400 051

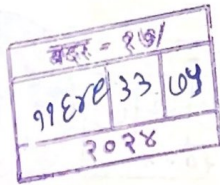
T +91 22 2659 1234 FAX +91 22 2659 0001 / 4006 / 7091 22 2659 1111

<https://mmrda.maharashtra.gov.in>

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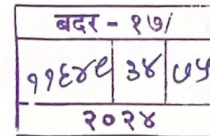
5. Conditions of this certificate shall be binding not only on applicant but his/her heirs, successors, executors, administrators and assignees & every person deriving title through or under him.
6. The provisions in the proposal which are not conforming to applicable Development Control and Promotion Regulations and other acts are deemed to be not approved.
7. The proposal shall be got certified to be earthquake resistant from the licensed structural engineer and certificate shall be submitted to MMRDA before Occupancy Certificate.
8. Any development carried out in contravention of or in advance of the Commencement Certificate is liable to be treated as unauthorized and may be proceeded against under sections 53 or, as the case may be, section 54 of the M.R.&T.P. Act, 1966. The applicant and/or his agents in such cases may be proceeded against under section 52 of the said Act. To carry out an unauthorized development is treated as a cognizable offence and is punishable with imprisonment apart from fine.
9. The applicant shall obtain all the permissions required to be obtained and pay all the necessary dues/ charges /fees etc. required to be paid to the concerned Authorities under the provisions of all applicable statutes, wherever necessary, prior to Commencement of the construction.
10. The building should not be occupied without obtaining Occupancy Certificate from MMRDA;
11. The applicant shall be solely responsible for compliance of all the conditions mentioned in all the NOCs/ Clearances such as EIA clearance; CFO, etc.
12. The applicant shall develop RG areas and shall plant the required number of trees in the RG area as per DCRs and shall submit final NOC from the Tree Authority before applying for Occupancy Certificate.
13. The applicant shall ensure that the detection systems are strictly adhering to the IS codes as mentioned in Maharashtra Fire Service Offices Circular No. MFS/10/2012/1099 dated 19-07-2012.
14. The applicant shall install the Rain Water Harvesting System as per Reg. No. 62 of MCGM's Development Control and Promotion Regulation (DCPR) 2034.
15. The applicant shall comply with MCGM's Circular no. CHE/27921/DP/ Gen; dated 06-01-2014 [in respect of preservation of documents mentioned at sr. no. (a) to (k) therein] &



- applicant shall submit Undertaking & Indemnity Bond mentioned therein before applying for Occupation Certificate.
16. The applicant shall obtain all the necessary final NOCs/Completion Certificates/ clearances relating to water supply, sewerage, SWD, Tree, CFO etc. from MCGM and submit the same to MMRDA before applying for Occupancy Certificate for the building on the land under reference.
  17. The applicant shall submit the revised CFO NOC before applying for Occupancy Certificate of the commercial building proposed on the land under reference.
  18. The applicant shall ensure that the Standard Operating Procedures (SOPs) and all other mandatory requirements as per MCGM's circulars and State Government Orders / Resolutions / Guidelines issued from time to time with respect to prevention and containment of COVID -19 under Epidemic Diseases Act, 1897 are followed at site.
  19. The applicant shall pay entire stamp duty of the prospective buyers for the commercial units comprised in the built up area for which this commencement certificate is issued by granting 50% rebate in the payment of premium for fungible compensatory area, premium for availing area under staircase, lift, lift lobby free of FSI in accordance with the Govt. order 14-01-2021, MMRDA's Circular dated 21-12-2021 and undertaking dated 05-01-2022 submitted by the applicant.
  20. The construction and demolition wastes shall be handled and transported to the designated unloading site and the applicant shall comply with all the conditions mentioned in SWM NOC.
  21. The applicant shall be liable to pay all the dues, if any, as per any Law/Act/ Notification/ Circular etc. issued from time to time by any competent Authority, as and when such demand is raised.
  22. The applicant shall ensure that all the NOC's, Approvals, Bank Guarantees etc. submitted for obtaining this permission are valid till the development is completed in all respect.

  
Planner,  
Town Planning Division

Copy with set of approved drawings bearing nos. 01/05 to 05/05:



M/s Key Tech,  
G/B, Shiv Chhaya CHS Ltd.,  
Sir M.V. Road, Andheri (E),  
Mumbai 400 069.

2) M/s Bhupendra Patrawala Architects,  
Room no. F, 2<sup>nd</sup> floor, 93,  
Mumbai Samachar Marg,  
Mumbai 400 023.

Copy (for information and record w.r.t MMRDA's D.O. Letter dt. 30-01-2009)  
with set of approved drawings bearing nos. 01/11 to 11/11 to:

The Executive Engineer, MCGM

Bldg. Proposals Suburbs, 6th floor,

MCGM Office, Hindu Hriday Samrat Balasaheb Thakre Market,

Poonam Nagar, Jogeshwari (E)

Mumbai - 400 093.

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**MEHTA & CO.**  
ADVOCATES AND SOLICITORS

Ref. No.: H/1739/Title Report/02/2024

FORMAT -A  
(Circular No. 28 / 2021)

To,  
MahaRERA,  
Mumbai.

**LEGAL TITLE REPORT**

**Sub:- Title Clearance Certificate with respect to C.T.S. No.280/B (Part), admeasuring 2977.17 Square Meters of Village Bandivali, Mumbai Suburban District (hereinafter referred as "the said Plot").**

We have investigated the title of the said Plot on the request of M/s. Key Tech and perused the following documents i.e.:-

- 1) Description of the Plot:-  
Land bearing C.T.S. No.280/B (Part), admeasuring 2977.17 Square Meters of Village Bandivali, Mumbai Suburban District.
- 2) The documents of allotment of Plot:
  - (i) Copy of the Deed of Conveyance dated 25<sup>th</sup> February 2008, registered with the Sub-Registrar of Assurances, Andheri-1 at Bandra, Mumbai, under Serial No. BDR-1/2025/2008, made between Harshad S. Patel ("Harshad" for short), Snehal S. Patel ("Snehal" for short), Rohit S. Patel ("Rohit" for short) and Miral S. Patel ("Miral" for short), all Partners of M/s. Venus Steel Products (India) ("Venus" for short) (Vendors) and M/s. Key Tech (Purchasers).
  - (ii) Copy of an order dated 3<sup>rd</sup> January 2009, passed by the Collector, MSD.
  - (iii) Copy of the Deed of Conveyance dated 16<sup>th</sup> January 2009, registered with the Sub-Registrar of Assurances, Andheri-1 at Bandra, Mumbai, under Serial No. BDR-1/421/2009, made between Harshad, Snehal, Rohit and Miral, all Partners of Venus (Vendors) and M/s. Key Tech (Purchasers).
  - (iv) Copy of an order dated 16<sup>th</sup> February 2009, passed by the Collector, MSD.
  - (v) Copies of the Maharashtra Government Notification No. TPB/4382/26/UD-5, dated 18<sup>th</sup> June 1982 and Notification No. TPB/4391/2885 UD-11, dated 16<sup>th</sup> January 1992.
  - (vi) Copy of the Deed of Conveyance dated 4<sup>th</sup> May 2009, registered with the Sub-Registrar of Assurances at Andheri-4 at Bandra, Mumbai, under Serial No.BDR-15/5702/2009, made between M/s. Key Tech

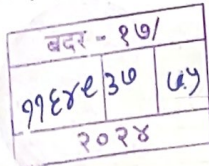
S. P. Centre, Flat No. 101, Nagdevi, 1<sup>st</sup> Floor, Road, Bandra, Mumbai - 400 001.  
T: +91 22 267 8887 | E: mehtalawfirm@gmail.com | www.mehtalawfirm.com

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- (Vendors) and the Mumbai Metropolitan Region Development Authority ("MMRDA" for short) (Purchaser).
- (vii) Copy of the Lease Deed dated 4<sup>th</sup> May 2009, registered with the Sub-Registrar of Assurances at Andheri-4 at Bandra, Mumbai, under Serial No.BDR-15/5703/2009, made between MMRDA (Lessor) and M/s. Key Tech (Lessee).
  - (viii) Copy of the Deed of Rectification dated 25<sup>th</sup> April 2011, registered with the Sub-Registrar of Assurances at Andheri-2 at Bandra, Mumbai under Serial No.BDR-4/3658/2011, made between MMRDA (Lessor) and M/s. Key Tech (lessee).
  - (ix) Copy of a Deed of Mortgage dated 24<sup>th</sup> November 2016, registered with the Sub-Registrar of Assurances, Andheri-6 at Bandra, Mumbai, under Serial No.BDR-17/9659/2016, made between M/s. Key Tech (Mortgagor), Triumph Builders LLP (Borrower) and State Bank of India (Mortgagee).
  - (x) Copy of the Deed of Reconveyance dated 9<sup>th</sup> May, 2024, registered with the Sub-Registrar of Assurances, Andheri-6, Mumbai, under Serial No. BDR-17/8166/2024, made between State Bank of India (Mortgagee), Triumph Builders LLP (Borrower) and M/s. Key Tech (Mortgagor).
  - (xi) Copy of a Deed of Mortgage dated 28<sup>th</sup> September 2022, registered with the Sub-Registrar of Assurances, Borivali-4 at Mumbai, under Serial No.BRL-4/4957/2022, made between M/s. Key Tech (Mortgagor), Triumph Builders LLP (Borrower) and State Bank of India (Mortgagee).
  - (xii) Copy of the Deed of Reconveyance dated 25<sup>th</sup> April, 2024, registered with the Sub-Registrar of Assurances, Borivali-4, Mumbai, under Serial No. BRL-4/6708/2024, made between State Bank of India (Mortgagee), Triumph Builders LLP (Borrower) and M/s. Key Tech (Mortgagor).
  - (xiii) Copy of the Deed of Further Charge dated 6<sup>th</sup> March, 2023, registered with the Sub-Registrar of Assurances, Andheri-7 at Mumbai, under Serial No.BDR-17/4027/2023, made between M/s. Key Tech (Mortgagor), New India Construction Co. (Borrower) and State Bank of India (Mortgagee).
  - (xiv) Copy of the Deed of Reconveyance dated 25<sup>th</sup> April, 2024, registered with the Sub-Registrar of Assurances, Andheri-7, Mumbai, under Serial No. BDR-17/7471/2024, made between State Bank of India (Mortgagee), New India Construction Co. (Borrower) and M/s. Key Tech (Mortgagor).
  - (xv) Digitally signed Property Card issued by City Surveyor, Andheri, Mumbai.



- (xvi) Search Reports dated 1<sup>st</sup> December 2023 for the period from 1984 to 2023.

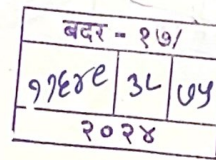
On perusal of the above mentioned documents and all other relevant documents relating to the title of the said Plot, we are of the opinion that the title of the following Owner and Lessee is clear, marketable and without any encumbrances.

**Lessee of the Plot**

**M/s. Key Tech**

**Qualifying comments/remarks if any:**

- (a) We have caused to issue Public Notices in local News Papers viz. Free Press Journal in English language and Navshakti in Marathi language on 30<sup>th</sup> March, 2023. We have not received any claim or objection in response to the said Public Notices issued in the said News Papers.
- (b) We have relied on the aforesaid Search Report, after assuming the same to be true, accurate and not misleading. The search conducted at the office of the Sub-Registrar are subject to the availability of records and also to records being torn and mutilated. We, therefore, disclaim any responsibility for the consequences which may arise on account of non-availability of records or on account of records being torn and mutilated. We also disclaim any responsibility for the consequences which may arise on account of non-availability of records or on account of records being not uploaded or improperly uploaded on the official Website of the Department of Registration & Stamps, Government of Maharashtra viz. <https://esearchigr.maharashtra.gov.in>.
- (c) Unless specifically stated otherwise, we have not inspected or perused the original documents in respect of the said Plot.
- (d) We are not qualified to and have not independently verified the area of the said Plot and have referred to and retained the admeasurements as we have found them in various documents.
- (e) We express no view about zoning/user/reservations/FSI or developability of the said Plot.
- (f) For the purpose of this Legal Title Report, we have assumed:
  - (i) The legal capacity of all natural persons, genuineness of all signatures and authenticity of all documents submitted to us as photocopies;
  - (ii) That the photocopies provided to us are accurate photocopies of the originals;
  - (iii) That all documents have been adequately stamped and duly registered, as required in law;
  - (iv) The accuracy and completeness of the factual representations made in the documents;



- (v) Each document binds the parties intended to be bound thereby.
  - (vi) All information, including the photocopies of documents, supplied to us is complete, accurate and not misleading;
- The Report reflecting the flow of the title of the Owner and Promoter on the said Plot is enclosed herewith as Annexure.

Encl: Annexure.  
Date: 11.05.2024

**For Mehta & Co.**  
Advocates & Solicitors  
*[Signature]*  
Proprietor

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**MEHTA & CO.**  
ADVOCATES AND SOLICITORS

FORMAT - A  
(Circular No. 28 / 2021)

**FLOW OF THE TITLE OF THE SAID PLOT**

- (i) At all material times, Harshad S. Patel ("Harshad" for short), Snehal S. Patel ("Snehal" for short), Rohit S. Patel ("Rohit" for short) and Miral S. Patel ("Miral" for short), all Partners of M/s. Venus Steel Products (India) ("Venus" for short), were the owners of and absolutely seized and possessed of or otherwise well and sufficiently entitled to all that pieces or parcels of lands bearing C.T.S. No. 280 and 280/1, of Village Bandivali and C.T.S. No. 469 of Village Oshiwara, Mumbai Suburban District, aggregately admeasuring 7005.2 Square Meters or thereabouts (hereinafter referred to as "the said Larger Property").
- (ii) By a Deed of Conveyance dated 25<sup>th</sup> February 2008, registered with the Sub-Registrar of Assurances, Andheri-1 at Bandra, Mumbai, under Serial No. BDR-1/2025/2008, made between Harshad, Snehal, Rohit and Miral, all Partners of Venus, therein called the Vendors and M/s. Key Tech, therein called the Purchasers, the said Vendors named therein, sold, conveyed and transferred unto and in favour of M/s. Key Tech, all that piece or parcel of land bearing C.T.S. No. 280 (Part), admeasuring 3601.48 Square Meters or thereabout, of Village Bandivali, Mumbai Suburban District ("First Plot" for short), at or for the consideration and on the terms and conditions stated therein, out of the said larger property.
- (iii) In response to an application made by Venus to the Collector, MSD, for correct measurement and demarcation of the said larger property and after the due process of verification, by an order dated 3<sup>rd</sup> January 2009, the Collector, MSD, cancelled the then exiting C.T.S. No. 280/1 of Bandivali Village and C.T.S. Nos. 453 and 469 of Oshiwara Village and merged the same into C.T.S. No.280 of Bandivali Village and declared the correct area of the said C.T.S. No.280 of Bandivali Village as admeasuring 7612.30 Square Meters and in pursuance thereof new Property Card thereof was issued.
- (iv) By a Deed of Conveyance dated 16<sup>th</sup> January 2009, registered with the Sub-Registrar of Assurances, Andheri-1 at Bandra, Mumbai, under Serial No. BDR-1/421/2009 on 16<sup>th</sup> January 2009, made between Harshad, Snehal, Rohit and Miral, all Partners of Venus, therein called the Vendors and M/s. Key Tech, therein called the Purchasers, the said Vendors named therein, sold, conveyed and transferred unto and in favour of M/s. Key Tech, all that piece or parcel of land bearing C.T.S. No. 280 (Part), admeasuring 271.55 Square Meters or thereabouts, of Village Bandivali, Mumbai Suburban District ("Second Plot" for short), at or for the consideration and on the terms and conditions stated therein.
- (v) On an application made by M/s. Key Tech, by an order dated 16<sup>th</sup> February 2009, the Collector, MSD, sub-divided the said larger property and in pursuance thereof the First Plot and the Second Plot purchased by M/s. Key

S. P. Centre, 2nd Floor, 6869 | E. mail: talawfirm@gmail.com | Phone: +91-22-22604000 | Website: www.talawfirm.com

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Tech was allotted a New C.T.S. No. 280/B of an area admeasuring 3873.03 Square Meters.

- (vi) The First Plot and Second Plot, individually, are hereinafter collectively referred to as "the said Plot".
- (vii) The Government of Maharashtra, in exercise of powers vested in it, by clause (c) of Sub-Section (1) of Section 40 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act XXXVII of 1966) and all other Powers enabling it in this behalf, appointed the Mumbai Metropolitan Region Development Authority ("MMRDA" for short) as the Special Planning Authority for Planning and Development of the District Centre at Oshiwara (hereinafter referred to as "the Oshiwara District Centre Notified Area"), as more particularly described in the Maharashtra Government Notification No. TPB/4382/26/UD-5, dated 18<sup>th</sup> June 1982.
- (viii) In exercise of its powers conferred by clause (d) of Sub-Section (3) of Section 40 of the M.R.T.P. Act, the MMRDA submitted to the Government its proposals for development of lands within the Oshiwara District Centre Notified Area, being the lands either belonging to or vested in it or acquired or proposed to be acquired by it under the provisions of Section 116 read with Section 126 of M.R.T.P. Act and in accordance with the provisions contained in clause (d) of Sub-Section (3) of Section 40 of the said Act and accordingly the State Government promulgated the Notification No. TPB/4391/2885 UD-11, dated 16<sup>th</sup> January 1992 recording its approval in this behalf.
- (ix) The said Plot being a part of the Oshiwara District Centre Notified Area, by a Deed of Conveyance dated 4<sup>th</sup> May 2009, registered with the Sub-Registrar of Assurances at Andheri-4 at Bandra, Mumbai, under Serial No.BDR-15/5702/2009, M/s. Key Tech sold, transferred and conveyed the said Plot unto and in favour of the MMRDA, at and for the consideration and on the terms and conditions more particularly recorded therein.
- (x) Simultaneously with the execution of the said Deed of Conveyance, by a Lease Deed dated 4<sup>th</sup> May 2009, registered with the Sub-Registrar of Assurances at Andheri-4 at Bandra, Mumbai, under Serial No.BDR-15/5703/2009, the MMRDA demised and granted a lease of the said Plot, unto and in favour of M/s. Key Tech, for a term of 60 years commencing from the date of the said Lease Deed, at and for the said lease premium and on the lease rent and on the terms and conditions more particularly recorded therein;
- (xi) Subsequently, upon the demarcation of the said Plot being carried out by the MMRDA it was observed that the said Plot was affected by the reservations of land use as per the plan of the sanctioned planning proposal of Oshiwara District Centre and found that certain portions of the said Plot was reserved for Pedestrian Plaza and Nalla and the remaining portion admeasuring 2977.17 Square Meters was in the Commercial Transformation Zone and therefore, by a Deed of Rectification dated 25<sup>th</sup> April 2011, registered with the Sub-Registrar of Assurances at Andheri-2 at Bandra, Mumbai, under Serial No. BDR-

4/3658/2011, and made between the MMRDA and M/s. Key Tech, the area of the said Plot demised and leased under the said Lease Deed dated 4<sup>th</sup> May 2009, came to be rectified and corrected as admeasuring 2977.17 Square Meters, as therein mentioned.

- (xii) By a Deed of Mortgage dated 24<sup>th</sup> November 2016, registered with the Sub-Registrar of Assurances, Andheri-6 at Bandra, Mumbai, under Serial No.BDR-17/9659/2016, made between M/s. Key Tech, therein called the Mortgagor, Triumph Builders LLP, therein called the Borrower and State Bank of India, therein called the Mortgagee, M/s. Key Tech had created a Mortgage on the said Plot in favour of the State Bank of India as and by way of collateral security for repayment of loan granted by the said Bank to Triumph Builders LLP, as more particularly stated therein. Subsequently, upon the repayment of the entire loan amount by Triumph Builders LLP under the said Mortgage Deed, by a Deed of Reconveyance dated 9<sup>th</sup> May, 2024, registered with the Sub-Registrar of Assurances, Andheri-6, Mumbai, under Serial No. BDR-17/8166/2024, State Bank of India released and reconveyed the said Mortgage Property unto and in favour of M/s. Key Tech, as more particularly stated therein.
- (xiii) By a Deed of Mortgage dated 28<sup>th</sup> September 2022, registered with the Sub-Registrar of Assurances, Borivali-4 at Mumbai, under Serial No.BRL-4/14957/2022, made between M/s. Key Tech, therein called the Mortgagor, Triumph Builders LLP, therein called the Borrower and State Bank of India, therein called the Mortgagee, M/s. Key Tech had created a Mortgage on the said Property and on the unsold units in the building then under construction on the said Plot in favour of the State Bank of India as and by way of collateral security for repayment of cash credit facility granted by the said Bank to Triumph Builders LLP, as more particularly stated therein. Subsequently, upon the repayment of the entire loan amount by Triumph Builders LLP under the said Mortgage Deed, by a Deed of Reconveyance dated 25<sup>th</sup> April, 2024, registered with the Sub-Registrar of Assurances, Borivali-4, Mumbai, under Serial No. BRL-4/6708/2024, State Bank of India released and reconveyed the said Mortgage Property unto and in favour of M/s. Key Tech, as more particularly stated therein.
- (xiv) By a Deed of Further Charge dated 6<sup>th</sup> March, 2023, registered with the Sub-Registrar of Assurances, Andheri-7 at Mumbai, under Serial No.BDR-17/4027/2023, made between M/s. Key Tech, therein called the Mortgagor, New India Construction Co., therein called the Borrower and State Bank of India, therein called the Mortgagee, M/s. Key Tech had created a Mortgage on the unsold units in the building then under construction on the said Plot in favour of the State Bank of India as and by way of collateral security for repayment of cash credit facility granted by the said Bank to New India Construction Co., as more particularly stated therein. Subsequently, upon the repayment of the entire loan amount by New India Construction Co. under the said Mortgage Deed, by a Deed of Reconveyance dated 25<sup>th</sup> April, 2024, registered with the Sub-Registrar of Assurances, Andheri-7, Mumbai, under

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२०२४		



AL/30

Serial No. BDR-17/7471/2024, State Bank of India released and reconveyed the said Mortgage Property unto and in favour of M/s. Key Tech, as more particularly stated therein.

Sr. No.

- 1) Digitally signed Property Card of C.T.S. Nos. 23 and 23/1.
- 2) Search Report dated 1<sup>st</sup> December, 2023. for the period from 1984 to 2023, for the searches taken from Sub-Registrar office at Mumbai, Bandra and Borivali including on the official Website of the Department of Registration & Stamps, Government of Maharashtra, <https://esearchigr.maharashtra.gov.in>.
- 3) Any other relevant title: Nil
- 4) Litigations if any: Nil

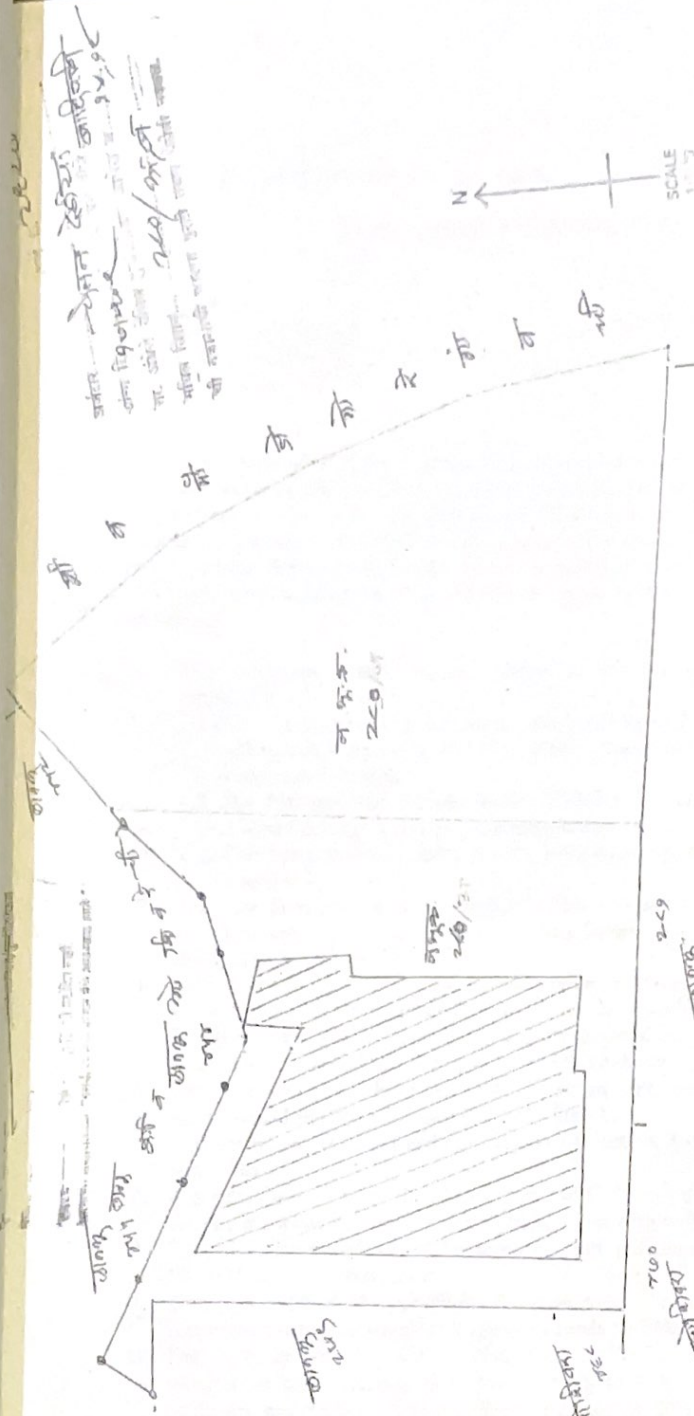
Date: 11.05.2024.

**For Mehta & Co.**  
Advocates & Solicitors

  
Proprietor

बदर - १७/		
११६४८	६३	७५
२०२४		





न.प्र.स. २८०/३१  
 न.प्र.स. २८०/३१  
 न.प्र.स. २८०/३१  
 न.प्र.स. २८०/३१



न.प्र.स. २८०/३१  
 न.प्र.स. २८०/३१  
 न.प्र.स. २८०/३१

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 ११६२०४४ ७५  
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No.TCP(P-2)/ODC/CC/3.113/VI 318 /2024

Date : 24 APR 2024

### OCCUPANCY CERTIFICATE

To,  
✓ M/s Key Tech,  
G/B, Shiv Chhaya CHS Ltd.,  
Sir M.V. Road, Andheri (E),  
Mumbai - 400069.

The development work of Commercial Building on plot bearing CTS No. 280/B, village Bandivali, Oshiware District Centre, Mumbai comprising of part Stilt + part Ground + 1<sup>st</sup> to 17<sup>th</sup> upper floors with built up area of 7,842.44 sq.m for M/s Key Tech completed under the supervision of Architect Bhupendra Patrawala, Site Supervisor Mr. Kuntal Shah, Structural Engineer M/s Neel Solutions as reflected in set of drawings having No. 1/6 to 6/6 (total drawings 6 nos.) may be occupied on the compliance of following conditions:-

1. This certificate is liable to be revoked by the Metropolitan Commissioner, MMRDA if
  - i) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Metropolitan Commissioner is contravened or is not complied with.
  - ii) The Metropolitan Commissioner, MMRDA is satisfied that the same is obtained through fraud or misinterpretation.
2. This Certificate shall not entitle the applicant to occupy the land which is not in his ownership in any way.
3. That the provisions in the proposal which are not conforming to applicable Development Control and Promotion Regulations and other Acts/Statutes are deemed to be not approved;
4. That if any change in the user or constructed premises mentioned/depicted in completion/ as-built drawings is found at any time without prior permission of MMRDA then this Occupancy Certificate granted to your premises will be treated as cancelled & appropriate action will be taken.
5. That any change in the constructed premises and user thereof, any time in future would require prior approval of MMRDA;
6. This permission is issued without prejudice to action, if any, under the MR & TP Act, 1966.
7. Any condition mentioned in any of the NOC from any Concerned Authority shall be complied with before occupying the property under reference.
8. That the conditions of all Undertaking and Indemnity Bond submitted to MMRDA shall be adhered to.
9. That the utilities like drainage & water-supply arrangements shall be in accordance with the overall arrangements made by BMC/ MMRDA.
10. The applicant shall pay entire stamp duty of the prospective buyers for the commercial units comprised in the built up area for which commencement certificate dated 03-06-2022 was issued by granting 50% rebate in the payment

Mumbai Metropolitan Region Development Authority

Bandra-Kurla Complex, Bandra East, Mumbai 400 051

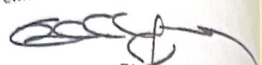
EPABX +91 22 2659 0001 / 4000

<https://mmrda.maharashtra.gov.in>

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११६४६४५५५	५५
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of fungible compensatory area, premium for availing area under staircase, lift, lift lobby free of FSI in accordance with the Govt. order 14-01-2021, MMRDA's Circular dated 21-12-2021 and undertaking dated 05-01-2022 submitted by the applicant.  
A set of certified completion plans is enclosed herewith.

  
Planner,  
Town Planning Division

Copy for information and record w.r.t MMRDA's D.O. Letter dt. 30-01-2009, with set of approved drawings bearing nos. 1/6 to 6/6.

1. **Ar. Bhupendra Patrawala,**  
Room no. F, 2<sup>nd</sup> floor, 93,  
Mumbai Samachar Marg,  
Mumbai - 400023.

2. **Chief Labour Commissioner,**  
Kamgar Bhavan, 4th floor,  
C-20, E Block, Opp. Reserve Bank,  
BKC, Bandra (E), Mumbai-400 051.

3. **The Executive Engineer,**  
Bldg. Proposals Suburbs,  
6th floor, BMC Office,  
Hindu Hriday Samrat Balasaheb  
Thackeray Market, Poonam Nagar,  
Jogeshwari (E), Mumbai - 400093.



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**ANNEXURE - 'J'**

**A. COMMON AREAS & FACILITIES:-**

- (i) Entrance lobby of the buildings;
- (ii) Staircase of the buildings including the landing for the purpose of ingress and egress, but not for the purpose of storage, recreation, residence or sleeping;
- (iii) Pump room with pump in the compound.
- (iv) Overhead water tanks.
- (v) Ground water tank with electrical pump
- (vi) Lift Machine Rooms on the terrace
- (vii) Terrace (i.e. the topmost habitable floor).
- (viii) Electrical wiring throughout the building.
- (ix) Necessary lights and public water connections
- (x) The foundation and main walls, columns, beams and roof of the Building.
- (xi) Tanks, pumps, motors and in general all apparatus and installation existing for common use of both buildings and Parking Tower.
- (xii) Lifts.
- (xiii) Firefighting equipments.

**B. LIMITED COMMON AREA & FACILITIES:-**

Landing in front of stairs on the floor on which the said Premises is located, as a mere access to the unit but not for the purpose of storage, recreation, residence or sleeping. The landing is limited for the use of occupiers of the premises on that particular floor and the visitors thereto but is subject to means of access for reaching other floors, available to all residents and their visitors.

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## Maharashtra Real Estate Regulatory Authority

### REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number : **P5180000849**

Project: **KEY TECH PARK** , Plot Bearing / CTS / Survey / Final Plot No.: **280/B** at **Andheri, Andheri, Mumbai Suburban, 400102;**

1. **M/S Keytech** having its registered office / principal place of business at **Tehsil: Andheri, District: Mumbai Suburban, Pin: 400069.**

2. This registration is granted subject to the following conditions, namely:-

- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

- The Registration shall be valid for a period commencing from **23/07/2017** and ending with **30/12/2026** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
  - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
  - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid  
Digitally Signed by  
Dr. Vasanti Premanand Prabhu  
(Secretary, MahaRERA)  
Date:09-09-2021 21:24:55

Dated: **09/09/2021**  
Place: **Mumbai**

Signature and seal of the Authorized Officer  
Maharashtra Real Estate Regulatory Authority

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## मालमत्ता पत्रक

विभाग/मोजे -- वांदीवली

तालुका/न. भु. मा. का. -- न. भु. अ. अंधेरी

जिल्हा -- मुंबई उपनगर जिल्हा


नगर भूमापन प्रणाली	शिफ्ट नंबर	प्लॉट नंबर	क्षेत्र चौ. मी.	धारणाधिकार	शासनद्वारा दिलेल्या उच्चदरपेशीची किंवा भाद्रकच रक्कशील आणि त्याच्या पेट तपसणीची निवट वेळ
२८०/५			३८७३.०३	क	

सूचनाधिकार	
हक्काचा मूळ धारक	
पट्टेदार	
इतर धार	
इतर श्रे	

दिनांक	उपवाह	खंड क्रमांक	नविन धारक (या) पट्टेदार (प) किंवा धार (भा)	साक्षात्करण
१६/०२/२००९	मा. जिल्हाधिकारी यांचे आदेश व मो. र. न. २७९/२००९ चे लगत न. भु. अ. अंधेरीचांचे दि. १६/०२/२००९ चे आदेशान्वये नपुंक २८०/५ क्षेत्र ३८७३.०३ चौ. मि. अशी स्वतंत्र मिळकत पत्रिका उपडली. तसेच मूळ मिळकत पत्रिकेवरील खरेदीखताच्या दिनांक १२/१/२००९ व दिनांक २/२/०९ च्या नोंदी जराच्या तशा राखिल गेल्या.	२०२५/२००८ २६/२/२००८	H मे. वि. टेक	पं. रज्जूर क्र. १८३ प्रमाणे सही - १६/०२/२००९ न. भु. अ. अंधेरी
१२/०१/२००९	मा. सहाय्यक दुय्यम निबंधक अंधेरी क्र. १ भु. उ. जि. यांचे कडील नोंदणीभूत दस्त र. क. ९६३८०६७० अन्वये १) श्री हर्षदभाई शहनाभाई पटेल, २) श्री स्नेहलभाई शहनाभाई पटेल, ३) श्री रोहितभाई शहनाभाई पटेल यांनी ३६०१.४८ चौ. मी. क्षेत्र खरेदी दिल्याने खरेदी घेणार यांचे नांवाची नोंद केली.	२०२५/२००८ २६/२/२००८	H कि. टेक	पं. रज्जूर क्र. १०५ प्रमाणे सही - १२/०१/२००९ न. भु. अ. अंधेरी
०२/०२/२००९	मा. सहाय्यक दुय्यम निबंधक अंधेरी क्र. १ भु. उ. जि. यांचे कडील नोंदणीभूत दस्त र. क. १००००० अन्वये १) श्री हर्षदभाई शहनाभाई पटेल, २) श्री स्नेहलभाई शहनाभाई पटेल, ३) श्री रोहितभाई शहनाभाई पटेल यांनी खरेदी दिल्याने २७१.५५ चौ. मि. क्षेत्र यावर खरेदी घेणार यांचे नांवाची नोंद केली.	बदर १/४२१/२००९ दि. २६/१/२००९	H कि. टेक	पं. रज्जूर क्र. १०९ प्रमाणे सही - ०२/०२/२००९ न. भु. अ. अंधेरी

सप्तमशे करपाता - खरी नकल - न. भु. अ. अंधेरी मुंबई उपनगर जिल्हा

वर्षी हकीकतसाठी १६/२/०९  
 बरकरार १६/२/०९  
 बरकरार पत्रिका १६/२/०९  
 बरकरार पत्रिका  
 बरकरार पत्रिका

  
 खरो निबंधक  
 न. भु. अ. अंधेरी

बदर - १७/

११६४९	१६/०५
२०२४	



**ANNEXURE "K"**

**(OF THE SPECIFICATIONS AND AMENITIES)**

The work will be carried out as per the Specification and with the Amenities in respect of the Unit agreed to be acquired by the Purchasers and set out herein below subject to such modification, alteration, Changes, as the Promoter require or be advised or upon to do.

**FLOORING:-**

- 1) Double charged vitrified Tiles flooring with 4" Skirting of the same.

**ELECTRICALS:-**

- 1) The total Electrical work is done in good copper wiring with sufficient number of Electric points & MCB switches in the main board with circuit breakers.
- 2) Two pairs of Telephone wiring provided
- 3) Electric Switches - Anchor-Roma/ G.M.

**DOORS:-**

- 1) F.R.D Flush Door provided with Brass fitting & fixtures of Europa make. Or Equivalent

**WINDOWS:-**

- 1) Powder Coated /Anodized Aluminium Sliding window.

**COLOUR:-**

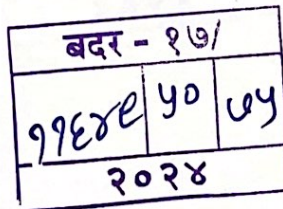
- 1) In entire Office / Wall colour provided will be Luster or Plastic Paint

**BATHROOMS:-**

- 1) Designer Bathrooms with good quality plumbing fitting & fixtures of Jaguar or equivalent make.
- 2) Sanitary fitting are of Cera or Hind ware make.

**COMMON AMENITIES:-**

- 1) External paint of Asian or Nerolec.
- 2) Decorative Entrance lobby with false ceiling.
- 3) Elevators of KONE or OTIS.






घोषणापत्र

मी मुकेश क. गोगदेव याद्वारे घोषित करतो की, दुय्यम निबंधक—  
अंबेरी - ६ यांचे कार्यालयात करारनामा या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात  
आला आहे. श्री. चिराग अशोक शाह व इ. यांनी दि. २०/१०/२३ रोजी मला  
दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे/निष्पादीत  
करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र  
रदद केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले  
नाही किंवा अन्य कोणत्याही कारणांमुळे कुलमुखत्यारपत्र रददबातल ठरलेले नाही. सदरचे  
कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे.  
सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम, १९०८ चे कलम ८२ अन्वये  
शिक्षेस मी पात्र राहिन याची मला जाणीव आहे.

दिनांक ०३/००/२०२४

  
कुलमुखत्यारपत्रधारकाचे नाव  
व सही

बदर - १७/  
११६४९ ५९ ७५  
२०२४



Receipt (pavti)

514/18135

पावती

Original/Duplicate

Friday, October 20, 2023

नोंदणी क्र.: 39म

1:48 PM

Regn. 39M

पावती क्र.: 19613 दिनांक: 20/10/2023

पावत्याचे नाव: अंधेरी

दस्तावेजाचा अनुक्रमांक: बंदर-18-18135-2023

दस्तावेजाचा प्रकार: पॉवर ऑफ अॅटर्नी

मादर फारम्याचे नाव: मेसर्स की टेक लॉफे भारीदार चिराग असोक वाह -

नोंदणी फी ₹. 100.00

दस्तावेजाची फी ₹. 300.00

पुढाची संख्या: 15

एकूण: ₹. 400.00

आपणास मूळ दस्ता, अंबनेल स्ट्रिट, मुंबी-२ अंदाजे  
2:08 PM ह्या वेळेस मिळेल.

Joint S.R. Andheri-7

सह. दुय्यम निबंधक, अंधेरी जं. ७  
मुंबई उपनगर जिल्हा

वाजारा मूल्य: ₹. 1/-

मांचरना ₹. 0/-

मर्यादेचे मुद्रांक शुल्क: ₹. 500/-

1) देयकाचा प्रकार: DHC रकम: ₹. 300/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1023206908769 दिनांक: 20/10/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: ₹. 100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH009791013202324E दिनांक: 20/10/2023

बँकेचे नाव व पत्ता:

REGISTERED ORIGINAL DOCUMENT  
DELIVERED ON: 23/10/2023

बंदर - १७/		
११६४८	५२	७५
२०२४		



CHALLAN  
MTR Form Number-6



GRN	MH009791013202324E	BARCODE	Date		20/10/2023-10:24:28	Form ID	48(1)
Department				Inspector General Of Registration			
Type of Payment				Stamp Duty			
Office Name				BDR18 __JT SUB REGISTRAR ANDHERI 7			
Location				MUMBAI			
Year				2023-2024 One Time			
Account Head Details				Amount In Rs.			
0030045501 Stamp Duty				500.00			
0030063301 Registration Fee				100.00			
Total				600.00			
Payment Details				BANK OF MAHARASHTRA			
Cheque/DD No.				99688 43 04			
Name of Bank				BANK OF MAHARASHTRA			
Name of Branch				MUMBAI SUBURBAN			
Department ID				MH009791013202324E			
Sr. No.				1			
(IS)-514-18135				005145145202324			
2				0005145145202324			
Total Defacement Amount				600.00			



बदर - १७/ २०२४

बदर - १८ १८१३५ १ १५ २०२३

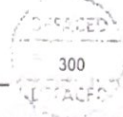


**Document Handling Charges**  
Inspector General of Registration

**Receipt of Document Handling Charges**

PRN	1023206908769	Receipt Date	20/10/2023
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Received from DHC, Mobile number 0000000000, an amount of Rs.300/-, towards Document Handling Charges for the Document to be registered on Document No. 18135 dated 20/10/2023 at the Sub Registrar office Joint S.R. Andheri 7 of the District Mumbai Sub-urban District.



**Payment Details**

Bank Name	MAHB	Payment Date	20/10/2023
Bank CIN	10004152023102008291	REF No.	007737491
Deface No	1023206908769D	Deface Date	20/10/2023

This is computer generated receipt, hence no signature is required.



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१८१५	२	१५
२०२३		

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११६४८	५४	७५
२०२४		



**POWER OF ATTORNEY  
( ADMIT EXECUTION )**

TO ALL TO WHOM THESE PRESENTS SHALL COME WE, M/S. KEY TECH, a Partnership incorporated under the Partnership Act, 2008, having its registered office at G - B, Shiv Chhaya, Sir M.V. Road, Andheri (East), Mumbai-400069, SEND GREETINGS:

**WHEREAS:-**

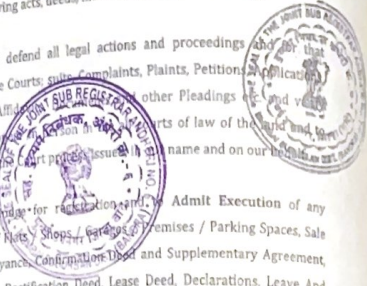
We, 1) MR. CHIRAG ASHOK SHAH, 2) MR. HETANSHU CHIRAG SHAH are the Partners of M/S. KEY TECH and we are unable to look after and manage all the affairs of our business personally as we remain pre occupied with various other important matters and projects connected to our business. We are executing the present Power of Attorney in our individual capacity or as a Partner of the company in favour of 1) MR. MUKESH KANTILAL GANGDEV, 2) MR. SANJAY SHANTARAM KHAIR, 3) MR. SHANKAR BABU JEGALI as our true and lawful Attorneys for us, in our name and on our behalf to do, execute and perform the following acts, deeds, matters and things.

NOW KNOW YE AND THESE PRESENTS WITNESSETH that We, the said of 1) MR. MUKESH KANTILAL GANGDEV, 2) MR. SANJAY SHANTARAM KHAIR, 3) MR. SHANKAR BABU JEGALI, an adults, Indian Inhabitants of Mumbai having office at G - B, Shiv Chhaya, Sir M.V. Road, Andheri (East), Mumbai-400069 ( hereinafter jointly or severally ) referred to as ( "the said Attorney" ) our true and lawful Attorneys for us, in our name and on our behalf to do, admit execution and perform the following acts, deeds, matters and things that is to say :-

A) To prosecute and defend all legal actions and proceedings and do that purpose file before the Courts: suits, Complaints, Plaints, Petitions, Applications, Written Statements, Affidavits, other Pleadings and verify the same and to sign them and appear in Court for the said purpose in our name and on our behalf and to receive and accept all the orders of the Court passed in our name and on our behalf.

Admit Execution of any agreement for Sale of Plots, Sheds, Garages, Premises / Parking Spaces, Sale Deed, Deed of Conveyance, Confirmation Deed and Supplementary Agreement, Deed of Cancellation, Rectification Deed, Lease Deed, Declarations, Leave And

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२०२३

License, Indemnity Bond, and other documents executed by us for our self or on behalf of firm or Company; before the concerned Sub - Registrar of Assurances appointed under the Indian Registration Act for the time being in force having jurisdiction in relation to the Land/ Plot/ Plats/ Shops/ Garages/ Premises/ Parking Spaces, developed by us and to do all acts and things necessary for effectively registering and completing the Registration of the above stated documents in accordance with law.

1. To appear on our behalf and represent us before all the Government Authorities, Local Bodies and Quasi Judicial Authorities as may be necessary under any act, or rules to protect us and our rights and interest.
2. To do all other lawful acts and things and matter on our behalf as effectually as we could do the same in the above proceedings, if we were personally present had done, executed and performed the same our self.



AND WE DO HEREBY agree to ratify and confirm all whatsoever our said Attorney shall do by virtue of these presents.

IN WITNESS WHEREOF WE have hereunto set out our hand at Mumbai, this 20<sup>th</sup> day of OCTOBER, 2023.

SIGNED AND DELIVERED  
By the within named EXECUTORS

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२०२३

M/S. KEY TECH

Through Its Partners

1) MR. CHIRAG ASHOK SHAH

2) MR. HETANSHU CHIRAG SHAH

In The Presence Of

1)

2)

बदर - १७/  
११६४२ ५६ ७५  
२०२४



Specimen signature of  
Attorney Holders

1) MR. MUKESH KANTILAL GANGDEV )



2) MR. SANJAY SHANTARAM KHAIR )



3) MR. MR. SHANKAR BABU JEGALI )



In The Presence Of .....

1.

2.

बदर - १७१		
११६४९	५०	७५
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बदर - १८		
१८९३५	५	१५
२०२३		





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

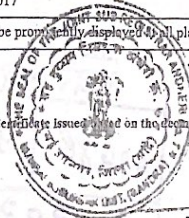
Registration Certificate

Registration Number :27AAIFK9271B1Z9

1.	Legal Name	KEY TECH			
2.	Trade Name, if any	KEY TECH			
3.	Constitution of Business	Partnership			
4.	Address of Principal Place of Business	GB, Shiv Chhaya, M V Road, Andheri East, Mumbai Suburban, Maharashtra, 400069			
5.	Date of Liability	01/07/2017			
6.	Period of Validity	From	01/07/2017	To	NA
7.	Type of Registration	Regular			
8.	Particulars of Approving Authority				
Signature					
Name					
Designation					
Jurisdictional Office					
9.	Date of issue of Certificate	22/09/2017			

Note: The registration certificate is required to be prominently displayed at all places of business in the State.

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 This is a system generated digitally signed Registration Certificate issued on the deemed approval of the application for registration  
 २०२३



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 २०२३

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 २०२४





GSTIN

27AAIFK9271B1Z9

Legal Name

KEY TECH

Trade Name, if any

KEY TECH

Details of Additional Places of Business

Total Number of Additional Places of Business in the State 0

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२०२३		



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बदर - १८		
७५५	८	१५
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