



MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY
मुंबई महानगर प्रदेश विकास प्राधिकरण

TCP (P-2)/ODC/CC/3.113/1/12 30 /2011

Date : 18 OCT 2011

COMMENCEMENT CERTIFICATE

Permission is hereby granted, under Section 45 of the Maharashtra Regional & Town Planning Act, 1966 (Maharashtra Act No. XXXVII of 1966) to the applicant M/s. KEY TECH for the proposed development of commercial building up to plinth level only on plot bearing CTS Nos. 280/B of Bandivali Village, Oshiware District Centre. The total permissible Built up area on this plot is 5139.69 sq.m as depicted on drawing nos. R1 & R4. The Commencement Certificate is granted on the following conditions:

Viz:

1. This Permission/Commencement Certificate shall not entitle the applicant to build on land which is not in his ownership in any way.
2. This Certificate is liable to be revoked by the Metropolitan Commissioner, MMRDA if-
 - (a) 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;
 - (b) any of the conditions subject to which the same is granted or any of the restrictions imposed by the Metropolitan Commissioner, MMRDA is contravened or is not complied with;
 - (c) the Metropolitan Commissioner, MMRDA is satisfied that the same is obtained through fraud or misrepresentation and in such an event the applicant and every person deriving title through or under him shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional & Town Planning Act, 1966.
3. This Commencement Certificate 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.
5. Conditions of this certificate shall be binding not only on applicant but also his/her heirs, successors, executors, administrators and assignees & every person deriving title through or under him.
6. 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 upto fine. १७/
7. The applicant shall obtain permissions under the provisions of applicable statutes wherever necessary, prior to commencement of the construction.

Bandra-Kurla Complex, Bandra (East), Mumbai

EPABX : 2659 4000 FAX : 2659 1166 WEB SITE : http://www.mmrda.gov.in




8. The applicant shall obtain necessary NOCs & clearances relating to water supply, sewerage, drainage etc. from MCGM and submit the same to MMRDA before applying for grant of permission above plinth level.
9. The applicant shall obtain an advance connection (not commissioned) for utilities and services before applying for grant of permission above plinth level as mentioned in the MCGM's letter No. ChEng/817/SR/Roads, dated 30/3/2007.
10. Construction beyond plinth level should not be commenced without obtaining plinth approval from MMRDA.
11. The applicant shall plant the required number of trees in the R.G. area as per the DCRs before applying for Occupancy Certificate.
12. The proposal shall be got certified to be earthquake resistant from the licensed structural engineer and certificate submitted to MMRDA before commencement of work.
13. The provisions in the proposal which are not conforming to applicable Development Control Regulation and other Acts are deemed to be not approved.
14. As soon as the development permission for new construction is obtained, the owner/developer shall install a "Display Board" on a conspicuous place on site indicating following details :-
 - (a) Name and address of the owner/developer, architect and contractor;
 - (b) Survey No/City Survey No/Ward No of land under reference with description of its boundaries;
 - (c) Order No. and date of grant of development permission issued by MMRDA;
 - (d) F.S.I. permitted;
 - (e) Address where 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 obtain the Revised N.O.C. from Chief Fire Officer prior to issuance of C.C.

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S.V.R. Srinivas, IAS
 Addl. Metropolitan Commissioner
 M. M. R. D. A.

Copy with set of approved drawings bearing nos. R1 & R4 to:

- 1) Bhupendra Patrawala, Architects
Room no. "F", 2nd floor,
3, Mumbai Samachar Marg,
Mumbai - 400 023.
- 2) 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 approved drawings bearing nos. R1 & R4 to:


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

P.S.: The Commencement Certificate is issued subject to the conditions mentioned in the forwarding letter no. TCP (P-2)/ODC/CC/3.113/1/2011, Date: 18 OCT 2011



1394/24
27 NOV 2011

This Commencement Certificate for M/s. Key Tech dated 18/10/11
 (MCGM/2011/2000) as per the reference is not
 by One Year - Months
 Is up to 17/10/2013


 Chief
 Town & Country Planning D
 M.M.R.D.A.



MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY
मुंबई महानगर प्रदेश विकास प्राधिकरण

No. TCP (P-2)/ODC/CC/3.113/1/230 /2011

Date: 18 OCT 2011

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

Sub: Issuance of Commencement Certificate up to plinth level for the proposed development of commercial building on plot bearing CTS no. 280/B of Bandivali village, Oshiwara District Centre.

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

Sir,

1. MMRDA is the Special Planning Authority for Oshiwara District Centre. The Metropolitan Commissioner, MMRDA has approved the proposal for issuance of Commencement Certificate upto plinth level only for the proposed commercial building on plot bearing CTS Nos. 280/B of Bandivali Village, Oshiwara District Centre for M/s. KEY TECH, pursuant to the policy enunciated in MMRDA's DO Letter No. TCP (P-2)/BKC/Misc./296/102/2009, dated 30/1/2009 (copy enclosed). The total permissible Built up area on this plot is 5139.69 sq.m). The set of drawings (Drg. nos. R1 & R4 representing proposal upto plinth level only) for proposed commercial building on plot under reference are approved by Metropolitan Commissioner subject to the following conditions:

- The applicant shall give all the notices under the provisions of DCRs related to proposed development work to MMRDA.
- All conditions mentioned in the CC issued under No. TCP (P-2)/ODC/CC/3.113/1/230 /2011, dated 12/10/11, shall be complied with.
- The applicant shall obtain all the NOC's and clearances relating to fire safety, water supply, sewerage, drainage etc. from MCGM, wherever necessary, before applying to MMRDA for issuance of Commencement Certificate beyond Plinth.

2. A copy of Commencement Certificate upto plinth level and a set of approved drawings for proposed commercial building on plot under reference are issued by MMRDA to M/s. KEY TECH are enclosed herewith for your information and record.

2. The applicant has paid to MMRDA the first installment of Development charge of Rs. 22, 26,991/- for the proposed development as per Section 124 (E) of the MR&TP Act, 1966.

Yours faithfully,

(Signature)
(D.Sampathkumar),
Chief,
T&CP Division.

Encl: 1) Commencement Certificate.

2) A set of approved Drawings (Drawing nos. R1 & R4).

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

Bandra-Kurla Complex, Bandra (East), Mumbai

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Copy with Commencement Certificate and set of approved drawings nos. R1 & R4 to:

1) Bhupendra Patrawala, Architects
Room no. "F", 2nd floor,
3, Mumbai Samachar Marg,
Mumbai - 400 023.

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

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MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY
मुंबई महानगर प्रदेश विकास प्राधिकरण

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

Date: 16 OCT 2015

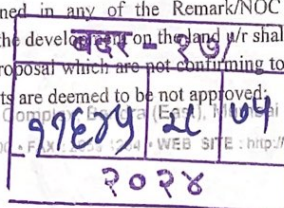
AMENDED COMMENCEMENT CERTIFICATE

The permission is hereby granted, under section 45 of Maharashtra Regional & Town Planning Act, 1966 (Maharashtra Act No. XXXVII of 1966) to the applicant 'M/s Key Tech' for the proposed development of 'Commercial Building (ground + 07 upper floors)' upto plinth level only on plot bearing CTS No. 280/B of Bandivali village at ODC, Mumbai. The total proposed built up area is 5,098.42sqm as depicted on drawing no. M1, M2, M3, M4 & M5 (total five no. of drawings). The 'Amended Commencement Certificate upto plinth level' 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;
 - (ii) 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;
 - (iii) 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 Certificate 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;
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. 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 section 53 or, as the case may be, section 54 of Maharashtra Regional & Town Planning 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 imprisonment apart from fine;
7. The applicant shall obtain permissions under the provisions of other applicable statutes, wherever necessary, prior to commencement of construction;
8. The applicant shall obtain an advance connection (not commissioned) for utilities and services before applying for grant of permission above plinth level as mentioned in the MCGM's letter no. ChEng/817/SR/Roads, dt 30/03/2007;
9. Construction beyond plinth level should not be commenced without obtaining Commencement Certificate above plinth level from MMRDA;
10. The applicant shall plant the required number of trees in the RG area as per DCRs and submit NOC from the Tree Authority before applying for Occupation Certificate;
11. The proposal shall be got certified to be earthquake resistant from the licensed structural engineer and the certificate to be submitted to MMRDA before commencement of construction;
12. Any condition mentioned in any of the Remark/NOC obtained from the Concerned Authority in respect of the development on the land u/r shall be complied with;
13. The provisions in the proposal which are not conforming to applicable Development Control Regulation and other acts are deemed to be not approved.

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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:
- Name and address of the owner/developer, architect and contractor;
 - Survey No./ City Survey No./ Ward No. of the land under reference, with description of its boundaries;
 - Order No. and date of grant of development permission issued by MMRDA;
 - F.S.I permitted;
 - 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-230/01/UD-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/3.113/1/1230/2011, dated 18/10/2011;

patatunap
 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. 'F', 2nd 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.

Copy (for information and record w.r.t. MMRDA's D.O. Letter Dt. 30/01/2009), with a set of 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/III/ 1440 /2015, Dated: **16 OCT 2015**

This Commencement Certificate is valid for
 For 1 year 0 months till date
 15/10/2017

Outward No. - 171/2017

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24 JAN 2017



No. TCP (P-2) /ODC/ CC /3.113/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 17th floor of a commercial building comprising of Ground + 17th 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 17th 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 Certificate 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 EPABX +91 22 2659 0901 / 4000 F +91 22 2659 1112 / 1265
<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 statues, 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] &

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- 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:

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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, 2nd 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.

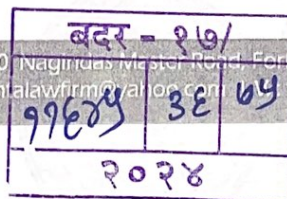
LEGAL TITLE REPORT

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 25th 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 3rd January 2009, passed by the Collector, MSD.
 - (iii) Copy of the Deed of Conveyance dated 16th 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 16th February 2009, passed by the Collector, MSD.
 - (v) Copies of the Maharashtra Government Notification No. TPB/4382/26/UD-5, dated 18th June 1982 and Notification No. TPB/4391/2885 UD-11, dated 16th January 1992.
 - (vi) Copy of the Deed of Conveyance dated 4th 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, 2nd Floor, 70, Nagindas Master Road, Fort, Mumbai - 400 002
T: +91-22-2267 6869 | E: mehtalawfirm@yahoo.com | www.mehtalawfirm.com



(Vendors) and the Mumbai Metropolitan Region Development Authority ("MMRDA" for short) (Purchaser).

- (vii) Copy of the Lease Deed dated 4th 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 25th 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 24th 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 9th 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 28th 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 (Mortgagor), Triumph Builders LLP (Borrower) and State Bank of India (Mortgagee).
- (xii) Copy of the Deed of Reconveyance dated 25th 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 6th 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 25th 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 Survey Officer, Andheri, Mumbai.

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(xvi) Search Reports dated 1st 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 30th 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;

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- (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 25th 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 3rd 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 16th January 2009, registered with the Sub-Registrar of Assurances, Andheri-1 at Bandra, Mumbai, under Serial No. BDR-1/421/2009 on 16th 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 16th 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, 70, Nagindas Master Road, 4th Floor, 100, 001
T: +91-22-2267-6869 | E: mehtala@firm@yahoo.com | W: www.mehtalaw.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 18th 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 16th 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 4th 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 4th 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 25th April 2011, registered with the Sub-Registrar of Assurances at Andheri-4 at Bandra, Mumbai under Serial No.BDR-

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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 4th May 2009, came to be rectified and corrected as admeasuring 2977.17 Square Meters, as therein mentioned.

- (xii) By a Deed of Mortgage dated 24th 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 9th 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 28th 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 25th 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 6th 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 25th April, 2024, registered with the Sub-Registrar of Assurances, Andheri-7 at Mumbai, under

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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 1st 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

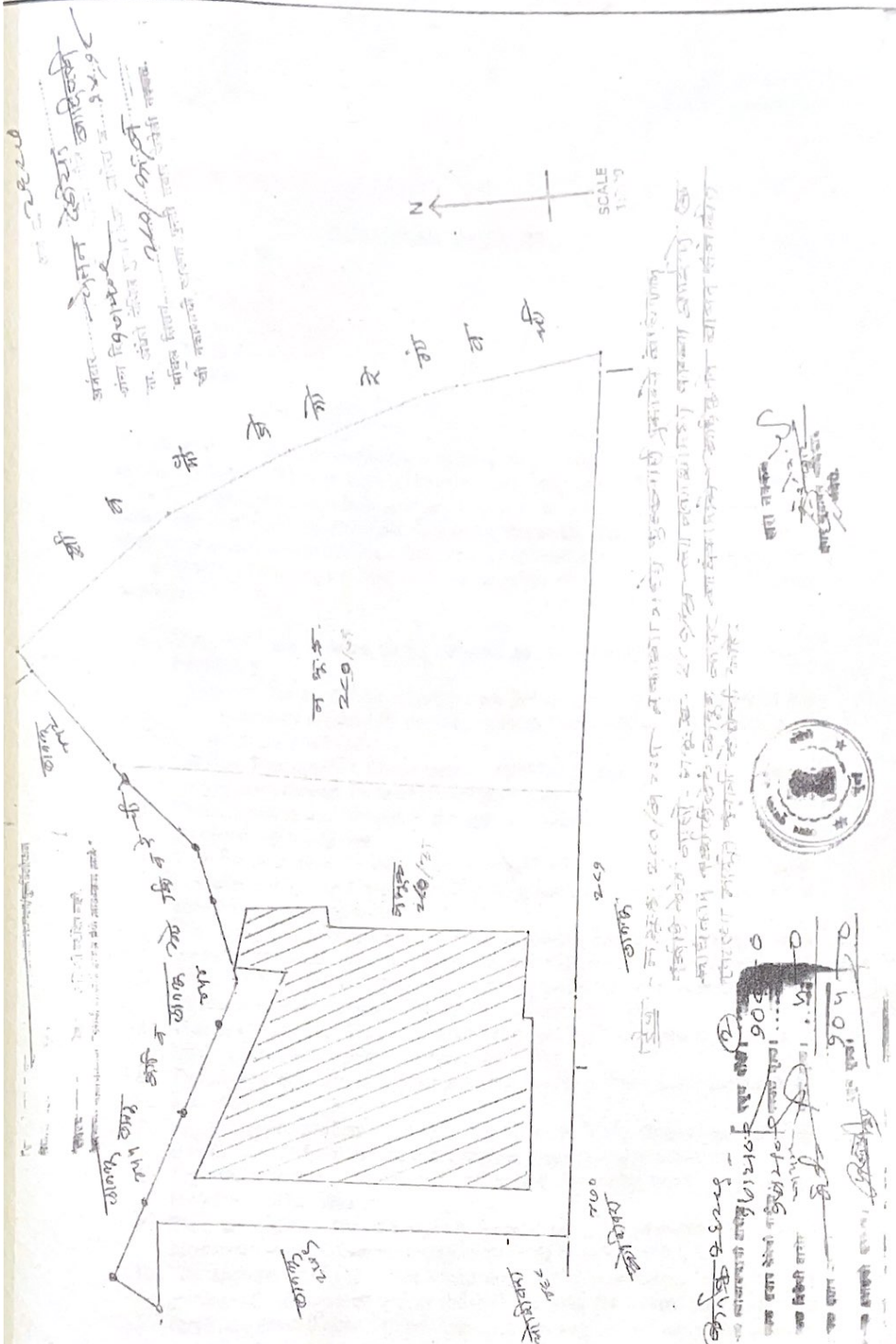
Date: 11.05.2024.

For Mehta & Co.
Advocates & Solicitors

[Signature]
Proprietor

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वा.स. 240/24

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No.TCP(P-2)/ODC/CC/3.113/11/ 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 + 1st to 17th 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 2359 0000 / 41900
https://mmrda.maharashtra.gov.in

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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:-
 - o The promoter shall enter into an agreement for sale with the allottees;
 - o 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;
 - o 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.
 - o 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.
 - o The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - o 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. Vaasan Pramanand 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 -- वांदीजली

तालुका/न.भु.मा.का. -- न.भु.अ.अंधेरी

जिल्हा -- मुंबई उपनगर जिल्हा

नगर भूमाल	शिट नंबर	प्लॉट नंबर	क्षेत्र	धारणाधिकार	सामन्वय दिलेल्या अडवकरांचा किंवा माहूर वगैरे तशील आणि त्याच्या फेर तपासणीची निकल वेळ
प्रमाणिक			चौ.मी.		
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सुविधाधिकार

संस्थेचा मूळ धारक वर्ष

पट्टेदार

शार भार

शार शेर

दिनांक	जवाहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	सहायक
१६/०२/२००९	मा. जिल्हाधिकारी यांचे आदेश व मो.र.न. २७९/२००९ चे लागत न.भु.अ. अंधेरीयांचे दि. १६/०२/२००९ चे आदेशान्वये नभुक्र २८०/च 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 जशाच्या तशा राखिल गेल्या.	सौ/कार्या-३ ५०/पो/वि/ २७/०१/२००९	H मै. वि. टाक	के. रघुवर क. १८३ प्रमाणिक १६/०२/२००९ न.भु.अ.अंधेरी
१२/०१/२००९	मा. सहाय्यक दुय्यम निबंधक अंधेरी क्र. १ भु. उ. जि. यांचे कडील नोंदणीकृत दस्त र. क. १६३८०६७० अन्वये २) श्री हर्षदभाई शाहनाभाई पटेल, ३) श्री स्नेहलभाई शाहनाभाई पटेल, ३) श्री रोहितभाई शाहनाभाई पटेल यांनी ३६०१.४८ चौ.मी. क्षेत्र खरेदी दिल्याने खरेदी येणार यांचे नांवाची नोंद केली.	२०२५/२००८ २६/२/२००८	H कि. टाक	के. रघुवर क. १७६ प्रमाणिक १२/०१/२००९ न.भु.अ.अंधेरी
०२/०२/२००९	मा. सहाय्यक दुय्यम निबंधक अंधेरी क्र. १ भु. उ. जि. यांचे कडील नोंदणीकृत दस्त र. क. १००००० अन्वये २) श्री हर्षदभाई शाहनाभाई पटेल, २) श्री स्नेहलभाई शाहनाभाई पटेल, ३) श्री रोहितभाई शाहनाभाई पटेल यांनी खरेदी दिल्याने २७२.५५ चौ. मि. क्षेत्र यावर खरेदी येणार यांचे नांवाची नोंद केली.	बदर १/४२१/२००९ दि. १६/१/२००९	H कि. टाक	के. रघुवर क. १७६ प्रमाणिक ०२/०२/२००९ न.भु.अ.अंधेरी

तरासणी करणारा - खरी नकल - न.भु.अ.अंधेरी मुंबई उपनगर जिल्हा

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घोषणापत्र

मी शुक्लेश क. वांगदेव याद्वारे घोषित करतो की, दुय्यम निबंधक—
अंशरी-६ यांचे कार्यालयात करावाला 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 कारणामुळे 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 ०३/०७/२०२४


कुलमुखत्यारपत्रधारकाचे नाव
व सही

