



Valuation Report Prepared For: SBI/ RACPC Sion Branch/ Shakil Khan (23388/39568)

Page 2 of 25

Vastu/Mumbai/03/2022/23388/39568

08/03-102-SSSH

Date: 08.03.2022

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 402, 4th Floor, Wing – C, "**Pearl Platinum**", S. V. Road, Village Oshiwara, Jogeshwari (West), Mumbai – 400 102, State – Maharashtra, Country – India belongs to **Shakil Khan & Roohi Shakil Khan**

Boundaries of the property.

North	: Veena Dalvani Industrial Estate
South	: Oshiwara Garden Road
East	: Oshiwara Somani Garden
West	: Open Space / S.V Road

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the



18/02/2022

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दुय्यम निबंधक : सह दु.नि. अंधेरी 1

दस्त क्रमांक : 2432/2022

नोंदणी :

Regn:63m

गावाचे नाव : ओशिवरा

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	7800000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	7772699
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: सी-402, माळा नं: 4 सी विंग, इमारतीचे नाव: पर्ल प्लॉटिनम, ब्लॉक नं: जोगेश्वरी पश्चिम मुंबई 400102, रोड : एस. व्ही. रोड, ओशिवरा((C.T.S. Number : 479, 479/1 To 6 ;))
(5) क्षेत्रफळ	1) 72.71 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- मेसर्स. चांदीवाला इंटरप्राइझेस चे भागीदार इमरान एच चांदीवाला तर्फे मुखत्यार हुबर्ट ब्लेस क्रासतो. उर्फ तब्बी वय:-74; पत्ता:- प्लॉट नं: 222-ए, माळा नं: 1, इमारतीचे नाव: अल-मूनाझ आर्केड, ब्लॉक नं: अंधेरी पश्चिम, रोड नं: एस. व्ही. रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400058 पॅन नं:-AACFC6522F
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- शकिल खान वय:-64; पत्ता:- प्लॉट नं: ए/2, माळा नं: -, इमारतीचे नाव: दागिनावाला मॅशन, ब्लॉक नं: माहिम रेल्वे स्टेशन समोर, माहिम पश्चिम, रोड नं: एमएमसी रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400016 पॅन नं:-AADPK8986G 2): नाव:- रूही शकिल खान वय:-46; पत्ता:- प्लॉट नं: ए/2, माळा नं: -, इमारतीचे नाव: दागिनावाला मॅशन, ब्लॉक नं: माहिम रेल्वे स्टेशन समोर, माहिम पश्चिम, रोड नं: एमएमसी रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400016 पॅन नं:-AGVPK3270F
(9) दस्तऐवज करून दिल्याचा दिनांक	17/02/2022
(10) दस्त नोंदणी केल्याचा दिनांक	18/02/2022
(11) अनुक्रमांक, खंड व पृष्ठ	2432/2022
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	390000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शोरा	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण


दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे. या व्यवहाराचे विवरण पत्र ई-मेल द्वारे बृहन्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे. आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily

It is necessary to update Relevant records of Property/ Property tax after registration of document. Details of this transaction have been forwarded by Email (dated 18/02/2022) to Municipal Corporation of Greater Mumbai. No need to spend your valuable time and energy to submit this documents in person.



दस्तासोबत सुची II दिली.


सह. दुय्यम निबंधक, अंधेरी क्र. 1
मुंबई उपनगर जिल्हा.



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AGREEMENT FOR SALE

THIS AGREEMENT made at Mumbai this th 17 day of **February** in the Christian Year Two Thousand **Twenty Two**,

BETWEEN

M/S. CHANDIWALA ENTERPRISES, a partnership firm registered under the provisions of the Indian Partnership Act, 1932 having its registered office at 222-A, AL-Moonaz Arcade, 1st Floor, Opp. Post Office, S. V. Road, Andheri (W), Mumbai - 400 058, hereinafter referred to as **"THE PROMOTERS"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the partners or partner of the said firm and the survivors or survivor of them and the heirs, executors and administrators of the last such survivor and his/her/their assigns) of the **ONE PART**;

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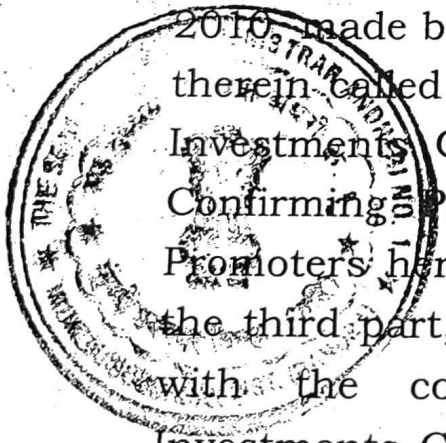
AND

**SHAKIL KHAN,
ROOHI SHAKIL KHAN,**

adults, Indian Inhabitant of Mumbai residing at **A/2, Daginawala Mansion, MMC Road, Opp. Mahim Railway Station, Mahim (West), Mumbai - 400 016,** hereinafter referred to as "**THE ALLOTTEE**" (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include in the case of individuals, his/her/their heirs, executors, administrators, in case of a firm the partners for the time being from time to time, the survivors or survivor of them and the heirs, executors and administrators of the last of such survivors or survivor and in case of a Company, its successors and permitted assigns) of the **OTHER PART:**

WHEREAS:

(i) By a Deed of Conveyance dated 29th July 2010 registered with the Sub-Registrar of Assurances of Andheri at Bandra under Serial No. BDR-1/8891 of 2010 made between one Ajit Glass Works Pvt. Ltd. therein called the Vendor of the First Part, Apurva Investments Company Limited therein called the Confirming Party of the Second Part and the Promoters herein therein called the Purchasers of the third part, the said Ajit Glass Works Pvt. Ltd. with the confirmation of the said Apurva Investments Company Limited sold, conveyed and transferred, in consideration therein mentioned, unto and in favor of the Promoters herein all that the then freehold lands, hereditaments and premises situate at Swami Vivekanand Road, Oshiwara, Jogeshwari (West), Mumbai - 400 102, bearing Survey No. 14, Hissa No. 7 (part) (exclusive of the portion acquired by Parle Andheri



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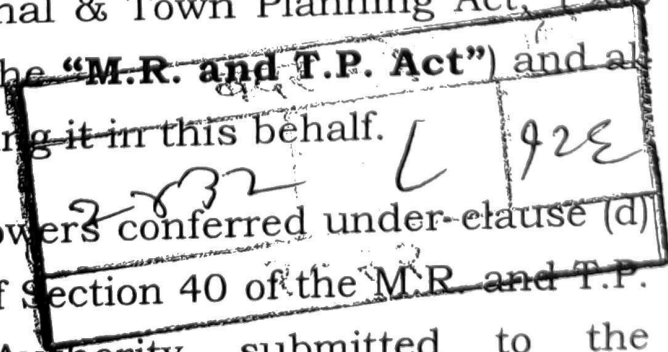
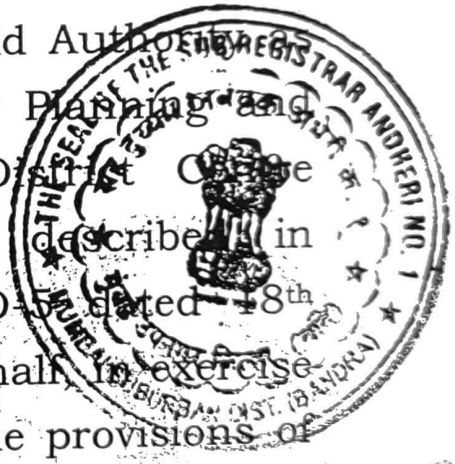
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Municipality) and Survey No. 14, Hissa No. 6 and bearing corresponding City Survey Nos. 479, 479/1 to 479/6 of Village Oshiwara Taluka Andheri, within the Registration Sub-District of Andheri, District Mumbai Suburban, within Greater Mumbai, admeasuring 5345.80 Sq. Meters or thereabouts more particularly described in the **First Schedule** hereunder written (hereinafter called the "**project land**"), absolutely and forever.

- (ii) In the circumstances the Promoters became seized and possessed of and well entitled to the project land.
- (iii) One the Mumbai Metropolitan Region Development Authority (hereinafter called the "**said Authority**") is a body corporate constituted and established under the Mumbai Metropolitan Region Development Act, 1974 and the Government of Maharashtra has appointed the said Authority as the Special Planning Authority for Planning and Development of the Oshiwara District Notified Area, more particularly described in Notification No. TPB/4382/261 UD-5 dated 18th June, 1982 promulgated in this behalf, in exercise of the powers vested in it under the provisions of clause (c) of Sub-Section 1 of Section 40 of the Maharashtra Regional & Town Planning Act, 1966 (hereinafter called the "**M.R. and T.P. Act**") and all other powers enabling it in this behalf.
- (iv) In exercise of its powers conferred under clause (d) of Sub-Section (3) of Section 40 of the M.R. and T.P. Act, the said Authority submitted to the government its proposals for development of lands being lands either belonging to or vested in it or acquired or proposed to be acquired under the



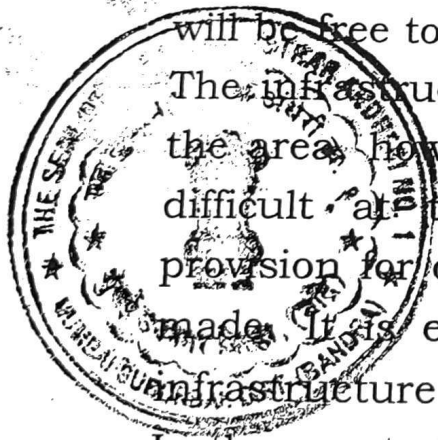
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provisions of Section 116 read with Section 126 of the M.R. and T.P. Act and in accordance with the provisions contained in clause (d) of Sub-Section (3) of section 40 of the M.R. and T.P. Act, the State Government promulgated Notification No. TPB/4391/2885 UD - 11 dated 16th January, 1992 recording its approval in this behalf.

- (v) The said proposal provided in paragraphs 6.5.2 and 6.5.3 as follows:

"6.5.2" In the guided development of land by land owners participation, it is envisaged that the lands will be acquired by the M.M.R.D.A. for a nominal acquisition price of Rupee One. The Acquired lands will be re-released to the same owners for a period of 60 (Sixty) years lease for undertaking development as per M.M.R.D.A.'S planning proposals on payment of lease premium as stipulated in Para '6.5.3'. The landowners will be responsible for carrying out all on site infrastructure development at their own cost and will be free to sell the building in the open market. The infrastructure services which already exist in the area however it needs to be augmented. It is difficult at this stage to estimate how much provision for offset infrastructure is required to be made. It is expected to meet the cost of offsite infrastructure through the funds of lease premium. In the event of any extra expenditure the provision will be made to increase the rates of lease premium from time to time.

"6.5.3" With a view, to meet the cost of infrastructure development it is proposed to charge lease premium at the rate of Rs. 1150/- (Rupees One Thousand One Hundred Fifty Only) per Sq. Meter. These rates of lease premium will be revised



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47. The PAN of the parties is as follows:

S. No.	NAME	PAN NO.
1.	M/S. CHANDIWALA ENTERPRISES	AACFC6522F
2.	SHAKIL KHAN	AADPK8986G
3.	ROOHI SHAKIL KHAN	AGVPK3270F

IN WITNESS WHEREOF the Parties hereinabove have set and subscribed their respective hands and seals to this Agreement for sale at Mumbai in the presence of attesting witness, signing as such on the day and year first hereinabove written.

THE FIRST SCHEDULE ABOVE REFERRED TO:

(Description of the project land)

ALL THAT piece or parcel of Leasehold lands, hereditaments and premises situate at Swami Vivekanand Road, Oshiwara, Jogeshwari (West), Mumbai - 400 102, bearing Survey No. 14, Hissa No. 7 (part) (exclusive of the portion acquired by Parle Andheri Municipality) and Survey No. 14, Hissa No. 6 and bearing corresponding City Survey Nos. 479, 479/1 to 479/6 of Village Oshiwara Taluka Andheri, within the Registration District of Andheri, District Mumbai Suburban, Greater Mumbai, admeasuring 5345.80 Mtrs. or thereabouts and bounded as follows:

On or towards the North : By land bearing 478, 477/1 and 481;
On or towards the South : By Oshiwara Garden Road;
On or towards the West : By Swami Vivekanand Road;
On or towards the East : By land bearing CTS No.480.



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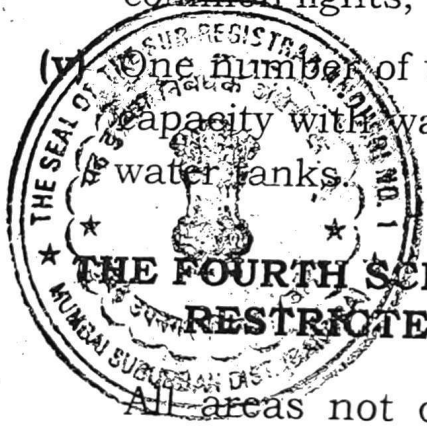
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THE SECOND SCHEDULE ABOVE REFERRED TO:
(Description of the said Apartment)

ALL THAT the Apartment bearing Apartment/Flat No. "C" - 402 admeasuring **652.00 Sq. Ft. i.e. 60.58 Sq. Meters** Carpet area on the 4th Floor, Wing "C" in the building known as "**PEARL PLATINUM**" being constructed on the Project Land more particularly described in the First Schedule hereinabove written.

**THE THIRD SCHEDULE ABOVE REFERRED TO:
COMMON AREAS AND FACILITES**

- (i) Entrance lobby and foyer of the building.
- (ii) Staircase of the building including main landing, for the purpose of ingress and egress but not for the purpose of storing or for recreation or for residence or for sleeping.
- (iii) The landing is limited for the use of the residents of the flats located on that particular floor and for visitors thereto but is subject to means of access for reaching the other floors, available to all residents and visitors.
- (iv) Electric meters and water meter/s connected to common lights, water connections, pump set etc.
- (v) One number of underground water tank of adequate capacity with water pumps connected with overhead water tanks.



**THE FOURTH SCHEDULE ABOVE REFERRED TO:
RESTRICTED AREAS AND FACILITIES**

All areas not covered under "common areas and facilities" including open spaces, parking spaces, part terrace are restricted area and facilities and the Promoters have absolute right to dispose off the same to any person/s in the manner the Promoters deem fit and proper.

proper.

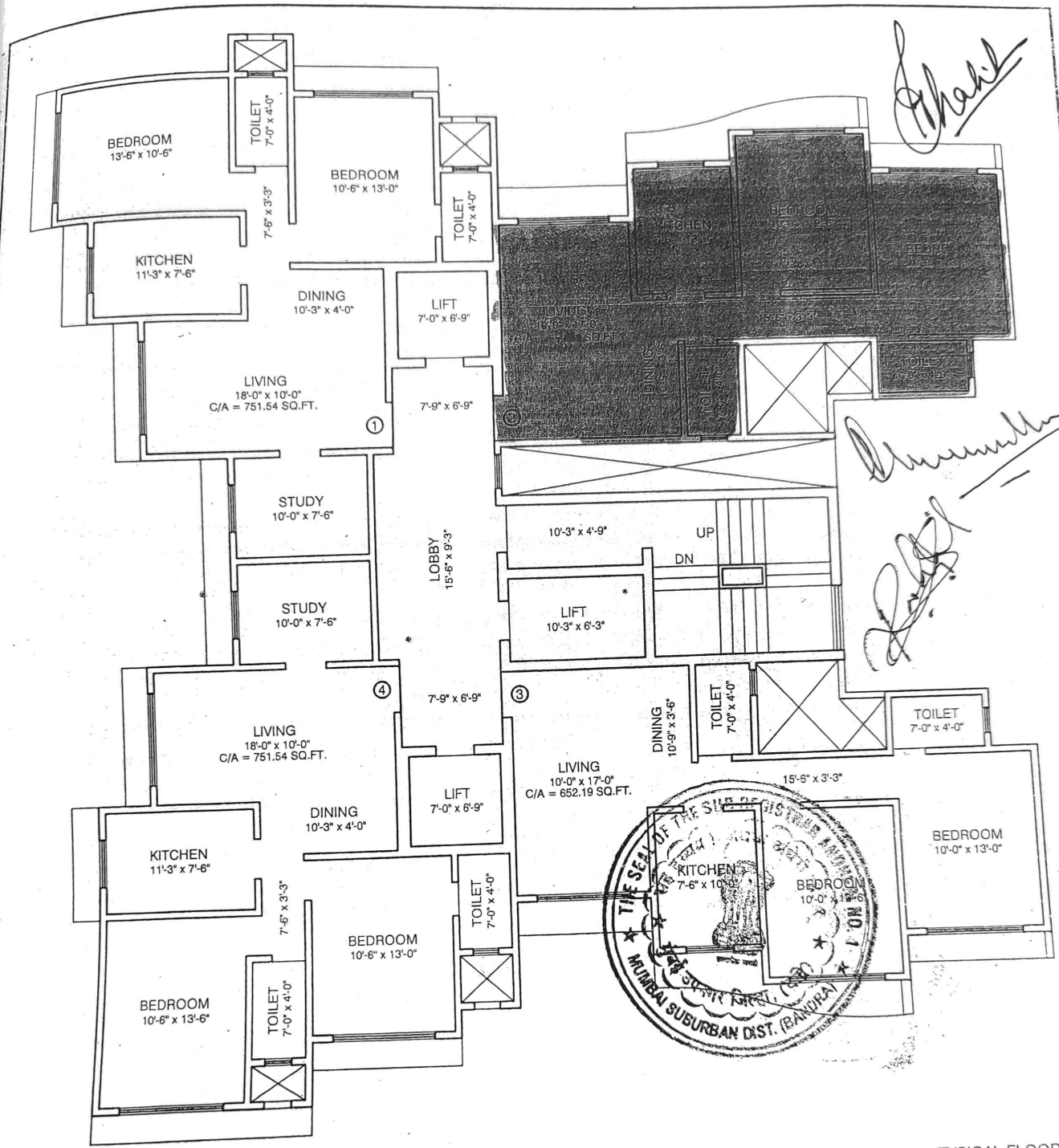
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TYPICAL FLOOR PLAN

FLAT NO. 1 & 4 = C/A = 652.19 SQ.FT.
 FLAT NO. 2 & 3 = C/A = 751.54 SQ.FT.

DEVELOPERS CHANDIWALA ENTERPRISES	DESCRIPTION OF PROPOSAL AND PROPERTY PROPOSED DEVELOPMENT OF RESIDENTIAL AND COMMERCIAL BUILDING ON PLOT BEARING C.T.S, NO 479, 479/1 TO 6 VILLAGE OSHIWARA AT JOGESHWARI (W), MUMBAI	FLOOR : 4th	NORTH	ARCHITECT
		FLAT No. : C-402		Hexagon CONSULTANTS Architects, Interior Designers, Structural Engg & Project Management Consultants Nehru Road, Vile Parle (East), Mumbai - 400 015 TELEPHONE : 26179901 FAX : 26179901 EMAIL : hexworld@gmail.com

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2022



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 6(a)]



MUMBAI

मुंबई

No. TCP(P-2)/00

This registration is granted under section 5 of the Act to the following project under project registration number
P51800004462

Project: **Pearl Platinum**, Plot Bearing / CTS / Survey / Final Plot No.: **479, 479/1 TO 6 AT VILLAGE OSHIWARA
JOGESHWARI WEST, MUMBAI at Andheri, Andheri, Mumbai Suburban, 400102;**

1. **Chandiwala Enterprises** having its registered office / principal place of business at Tehsil: **Andheri**, District
Mumbai Suburban, Pin: 400058;

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

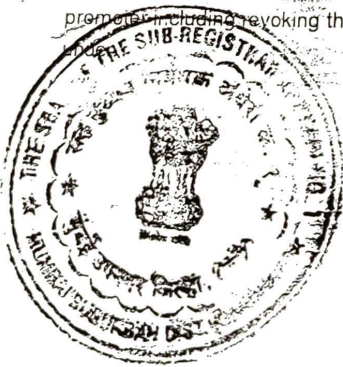
- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rules 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 (I) 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 **09/08/2017** and ending with **31/12/2022** 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



Signature valid
Digitally Signed by
Dr. Vasant Premchand Prabhu
(Secretary, MahaRERA)
Date: 8/9/2017 2:28:58 PM

Dated: 09/08/2017

Place: Mumbai

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

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Sheet - 2/12, Wing A
Wing A & C Sheet -
9/12, Wing C Sheet
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MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY
मुंबई महानगर प्रदेश विकास प्राधिकरण

No. TCP(P-2)/ODC/CC/3.129/11/842/2015

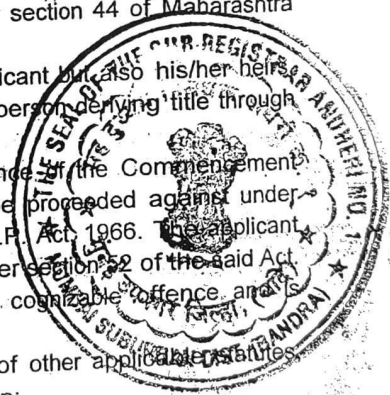
Date: **17 JUN 2015**

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 Chandiwala Enterprises** for the proposed development of Commercial – cum – Residential building up to plinth level only on land bearing CTS no. **479, 479/1 to 6 at Village Oshiware, Jogeshwari (W)**. The total permissible built up area on this plot including Fungible Built up area only for Residential Component is 8018.44 sqm as depicted on drawing nos. Sheet – 1/12, Wing A & C Sheet – 2/12, Wing A & C Sheet – 3/12, Wing A & C Sheet – 4/12, Wing A & C Sheet – 5/12, Wing A & C Sheet – 6/12, Wing A & C Sheet – 7/12, Wing A & C Sheet – 8/12, Wing C Sheet – 9/12, Wing C Sheet – 10/12, Wing C Sheet – 11/12, Wing A & C Sheet – 12/12 (total 12 drawings). The Commencement Certificate is granted on the following conditions:

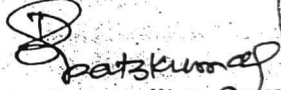
Viz:

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 apart from fine;
7. The applicant shall obtain permissions under the provisions of other applicable statutes wherever necessary, prior to Commencement of the construction;
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 applicant shall obtain N.O.C from Assistant Assessor & Collector, MCGM prior to applying to MMRDA for issuance of C.C beyond plinth;



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http://www.mmrda.maharashtra.gov.in		
2015		

14. The applicant shall pay 'Building and Other Construction Labor Welfare Cess' to the competent Authority and submit a copy of receipt before applying for CC above plinth;
15. The applicant shall obtain the NA Order for the plot under reference and submit the same to MMRDA before applying for grant of Occupancy Certificate;
16. The provisions in the proposal which are not confirming to applicable Development Control Regulation and other Acts are deemed to be not approved;
17. 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;
18. A notice in the form of advertisement giving all the details mentioned in 17 above shall also be published in two widely circulated newspapers one of which should be in Marathi language;
19. The applicant shall comply with the UDD's decision regarding provision of EWS/affordable housing on plot u/r as per the notification dated 08/11/2013, as mentioned in their Undertaking dated 27/08/2014 and shall not apply for the Commencement Certificate beyond plinth level till then;
20. The applicant shall obtain the revised NOC from the Electric supply dept. for the revised location of the sub-station before applying for grant of CC above plinth;
21. The applicant shall pay the premium for fungible FSI whenever it is claimed in future to MMRDA (as per the prevailing Ready Reckoner Rates), before issuance of the Commencement Certificate for the Commercial Fungible FSI Component.


 for Additional Metropolitan Commissioner
 M. M. R. D. A.



Copy with set of approved drawings bearing nos. Sheet - 1/12, Wing A & C Sheet - 2/12, Wing A & C Sheet - 3/12, Wing A & C Sheet - 4/12, Wing A & C Sheet - 5/12, Wing A & C Sheet - 6/12, Wing A & C Sheet - 7/12, Wing A & C Sheet - 8/12, Wing C Sheet - 9/12, Wing C Sheet - 10/12, Wing C Sheet - 11/12, Wing A & C Sheet - 12/12 (total 12 drawings) to:



Arvind Shah,
 Shop no 4-5, Divya Apartment, Plot no 172, Jawahar Nagar,
 Cross Road no 2 Goregaon West, Mumbai -400 062

M/s Chandwala Enterprises,
 222 Arch-Moonaz Arcade, 1st floor, Opp. Post Office,
 Road of Andheri (W), Mumbai-400.058.

3. 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/3.129/II/842/2015 Date: 17 JUN 2015



MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY

मुंबई महानगर प्रदेश विकास प्राधिकरण

No. TCP(P-2)/ODC/CC/3.129/IV/43/2016

Date:

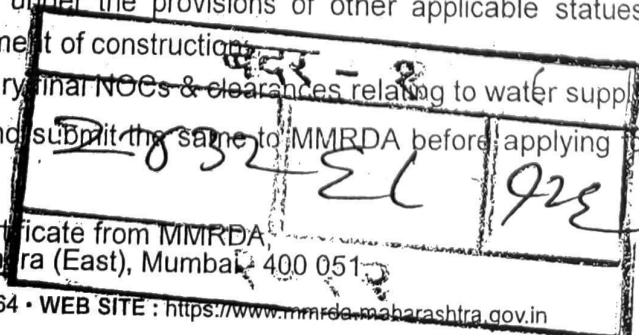
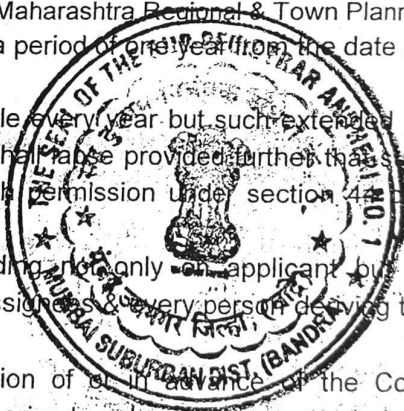
23 MAY 2016

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 Chandiwala Enterprises' for the proposed development of **Commercial – cum – Residential building (C & D Wing)** consisting of **Wing C** (Ground floor Shops + First to third floors podium parking and Offices + fourth to 19th floors residential) **Wing D** (Ground floor Shops + First to third floors podium parking and Offices + fourth to seventh (part) floor) above plinth level **on land bearing CTS no. 479, 479/1 to 6 at Village Oshiware, Jogeshwari (W)**. The total proposed **built up area is 7997.47 Sq. m.** as depicted on drawing no. Sheet – 1/13, Wing A, C & D Sheet – 2/13, Wing A, C & D Sheet – 3/13, Wing A, C & D Sheet – 4/13, Wing A, C & D Sheet – 5/13, Wing A & C Sheet – 6/13, Wing A & C Sheet – 7/13, Wing A & C Sheet – 8/13, Wing C Sheet – 9/13, Wing C Sheet – 10/13, Wing D Sheet – 11/13, Wing C Sheet – 12/13 & Wing A, C & D Sheet – 13/13 (total Thirteen no. of drawings). The '**Commencement Certificate above 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-
 - (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 is contravened or is not complied with;
 - (c) 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 and 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 provisions in the proposal which are not conforming to applicable Development Control Regulation and other acts are deemed to be not approved;
8. Any condition mentioned in any of the Remark/NOC obtained from any Concerned Authority in respect of the development on the land u/r shall be complied with;
9. The applicant shall obtain permissions under the provisions of other applicable statutes, wherever necessary, prior to commencement of construction;
10. The applicant shall obtain all the necessary final NOCs & clearances relating to water supply, sewerage, drainage, etc. from MCGM and submit the same to MMRDA before applying for Occupation Certificate;
11. The applicant shall obtain Occupation Certificate from MMRDA, Bandra - Kurla Complex, Bandra (East), Mumbai - 400 051.



12. The applicant shall obtain NOC for Occupation from Tree Authority, MCGM and submit the same to MMRDA before applying for Occupation Certificate;
13. The applicant shall obtain completion certificate for Structural Stability and Seismic Stability Certificate from Licensed Structural Engineer/RCC specialist and submit the same to MMRDA before applying for Occupation Certificate;
14. 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;
15. 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;
16. 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;
17. The applicant shall pay 'building and other construction labour welfare Cess Tax' to the competent authority and submit the receipt of the same to MMRDA before applying for Occupation Certificate;
18. The applicant shall obtain revised NOC from EE(T&C) for Amendment and submit it to MMRDA before applying for Occupation Certificate.
19. The applicant shall obtain the revised NOC from the Electric supply dept. for the revised location of the sub-station before applying for Occupation Certificate;
20. The applicant shall handover the EWS tenements to MHADA as mentioned in the UDD's notification dated 08/11/2013;
21. The applicant shall pay the premium for Commercial fungible FSI whenever it is claimed in-future to MMRDA (as per then prevailing RR rates), before issuance of Commencement Certificate for the Commercial fungible FSI component;
22. The applicant shall pay the Development Charges, Scrutiny Fees, Premium for deficiency in marginal open spaces & Premium for staircases/ lifts/ lift lobbies for Commercial fungible FSI component to MMRDA, whenever it is claimed in-future (as per prevailing RR rates) before issuance of Commencement Certificate for the Commercial fungible FSI component;


Chief,

**Town and Country Planning Division
M.M.R.D.A.**

Copy with set of approved drawings bearing nos. Sheet – 1/13, Wing A, C & D Sheet – 2/13, Wing A, C & D Sheet – 3/13, Wing A, C & D Sheet – 4/13, Wing A, C & D Sheet – 5/13, Wing A & C Sheet – 6/13, Wing A & C Sheet – 7/13, Wing A & C Sheet – 8/13, Wing C Sheet – 9/13, Wing C Sheet – 10/13, Wing D Sheet – 11/13, Wing C Sheet – 12/13 & Wing A, C & D Sheet – 13/13 (total drawings) to:

1. An Sneha Shah,
Shop no 4-5, Divya Apartment, Plot no 172, Jawahar Nagar,
Cross Road Goregaon West, Mumbai -400 062
2. M/s Chandiwala Enterprises,
222-A, Al-Moonaz Arcade, 1st floor, Opp. Post Office,
S. V. Road, Andheri (W), Mumbai- 400 058.
3. 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)/CDC/CC/S.129/IV/771/2016 Date: 23 MAY 2016

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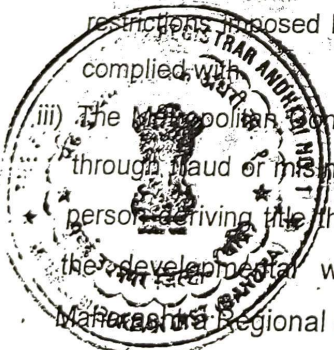
No.TCP(P-2)/ODC/CC/3.129/MIII/2019/1548

AMENDED COMMENCEMENT CERTIFICATE

Permission is hereby granted, under section 45 of the Maharashtra Regional & Town Planning Act, 1966 (Maharashtra Act No. XXXVII of 1966) to applicant M/s Chandiwala Enterprises for the proposed development of Commercial + builtup amenity building Wing A (comprising of proposed Ground floor + 4th upper floors) and Wing B (comprising of proposed Ground floor + 3rd upper floors) upto plinth only and above plinth for additional 19th(pt) to 21st upper residential floors of Wing C, amended 6th and 7th residential floors of Wing D and additional 8th to 9th upper residential floors of Wing D on the plot bearing CTS No. 479, 479/1 to 6 at village Oshiwara in Oshiwara District Centre as depicted on the drawing nos. 01/16 to 16/16. The amended Commencement Certificate upto plinth to Wing A and B and above plinth to Wing C and D 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



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further that such lapse shall not bar any subsequent application for fresh permission under section 44 of MR&TP 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. The provisions in the proposal which are not conforming to applicable Development Control Regulation 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 permissions under the provisions of other 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 tree authority, high rise committee 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 19-7-2012.
14. The applicant shall install the Rain Water Harvesting System as per Reg. No. 62 of MCGM 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.



बदर - १		
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(a) to (k) therein] and applicant shall submit Undertaking & Indemnity Bond mentioned therein before applying for Occupation Certificate for the Wing A, B, C and D proposed on the land under reference;

16. The applicant shall pay the 'Building and Other Construction Labor Welfare Cess' to the competent Authority and submit a copy of receipt to this office;
17. 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 buildings on the land under reference.
18. The applicant shall obtain the NOC from lift inspector/PWD and submit the same to MMRDA before applying for grant of occupancy certificate.
19. The applicant shall execute and submit the supplementary lease deed with respect to additional built up area before applying for occupancy certificate.
20. The applicant shall abide by all the undertakings submitted to MMRDA.
21. Before applying for occupancy certificate or part occupancy certificate, applicant shall hand over built up amenity area free of cost to MMRDA.
22. Construction beyond plinth level for Wing A and B should not be commenced without obtaining Commencement Certificate above plinth level from MMRDA.
23. The applicant shall submit notice for 'start of work' before commencement of construction of Wing A and B in accordance to regulation 11(2) of MCGM DCPR-2034.
24. Applicant shall submit amended CFO NOC before submitting application for Commencement Certificate above plinth for Wing A and B.




Planner,

Town & Country Planning Division

Encl: Approved drawings bearing nos. 01/16 to 16/16

Copy with set of approved drawings bearing nos. 01/16 to 16/16:

✓ M/s Chandiwala Enterprises,
222-A, Al-Moonaz Arcade,
1st floor, Opp. Post Office, SV Road,
Andheri (W), Mumbai 400 058.

2 M/s Techno Arch,
107-108, Mathuraj Arcade,
Plot No. 32, Paranjape Scheme,
Above Axis Bank, Subhash Road,
Vile Parle (E), Mumbai 400 057.

बदर - २		
2832	64	928
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Copy (for information and record w.r.t MMRDA's D.O. Letter dt. 30-01-2009),
with set of approved drawings bearing nos. 01/16 to 16/16.

The Executive Engineer,
Building Proposal – C Wing
MCGM Office, P-South Ward,
90 Ft wide DP road, Sanskriti Complex, nr. St. Laurens School,
Kandivali (E), Mumbai 400 101.

P.S.: The Amended Commencement Certificate is issued subject to the conditions
mentioned in the forwarding letter No. TCP(P-2)/ODC/CC/3.123/2019/1548 Date :

22 OCT 2019



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No.TCP(P-2)/ODC/CC/3.129/XI/2020/1873



PART OCCUPANCY CERTIFICATE

To,

M/s. Chandiwala Enterprises,
222-A, AL-Moonaz Arcade
1st floor, opp. Post Office, S.V. Road
Andheri (W), Mumbai - 400 058

In the development work of Wing C and D of proposed Residential and Commercial development proposed on the plot bearing CTS No. 479, 479/1 to 6 of village Oshiwara, for M/s. Chandiwala Enterprises, situated in Oshiwara District Centre (ODC), part ground floor for shops & part stilt car parking + 1st to 2nd part floor for office, part podium floor for car parking + 3rd podium floor for car parking + 4th to 21st upper residential floors of wing C and part ground floor for shops & part stilt car parking + 1st to 2nd part floor for office and part podium floor for car parking of wing D with total built up area of 6567.26 Sq.m. out of the maximum permissible built up area of 28205.44 Sq. m. completed under the supervision of Licensed Surveyor Mr. Snehal Shah of M/s. Techno Arch, Registration no. S/611/LS may be occupied on the compliance of following conditions:-

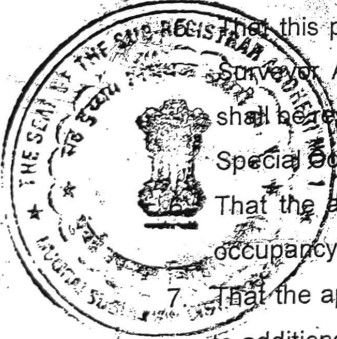
1. That the provisions in the proposal which are not confirming to applicable Development Control Regulations and other Acts are deemed to be not approved;
2. That the certificates under Section 270-A of B.M.C. Act shall be obtained from Hydraulic Engineer, MCGM and a certified copy of the same shall be submitted to this office;
3. That any change in the user in future would require prior approval of MMRDA;
4. That if any user mentioned in completion/as built plans is found changed at any time without prior permission of MMRDA, then this part occupation certificate granted to your premises will be treated as cancelled and appropriate action will be taken;

That this part occupancy certificate is based on the documents submitted by Licensed Surveyor AND/OR the developer and the Licensed Surveyor AND/OR the developer shall be responsible regarding authenticity of the same;

Special Conditions :

That the applicant shall submit Tree Authority's NOC before applying for grant of full occupancy certificate to MMRDA;

That the applicant shall execute and submit the supplementary lease deed with respect to additional built up area before applying for full occupancy certificate;



Mumbai Metropolitan Region Development Authority

Bandra-Kurla Complex, Bandra East, Mumbai 400 051

T +91 22 2659 1234 EPABX +91 22 2659 0001 / 4000 F +91 22 2659 1112 / 1264

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

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8. The applicant shall hand over built up amenity area free of cost to MMRDA before applying for occupancy certificate of Wing A and B;
9. Applicant shall handover the EWS/IH tenements before submitting request for grant of further OC;
10. That the applicant shall develop RG areas and shall plant the required number of trees in RG area as per MCGM DCPR 2034 before applying for full occupancy certificate;
11. That the applicant shall complete all miscellaneous balanced works before handing over physical possession of residential/commercial tenements and indemnify MMRDA from any litigation that may arise from agreement executed between applicant and third party;
12. The applicant shall submit amended CFO NOC before submitting request of grant of full OC;
13. The applicant shall obtain concurrence from CFO for revised location of substation and submit to MMRDA;
14. The applicant shall obtain MCGM's NOC/renewal before connecting sewer line of the development carried out on the plot u/r to the Municipal sewer line;
15. The applicant shall revise his proposal in light of the revised alignment of Oshiwara Garden Road and obtain revised approval from MMRDA, before commencing any construction except wing C & D on site. The area under road widening shall not be compensated as the applicant has already used FSI potential of the land.

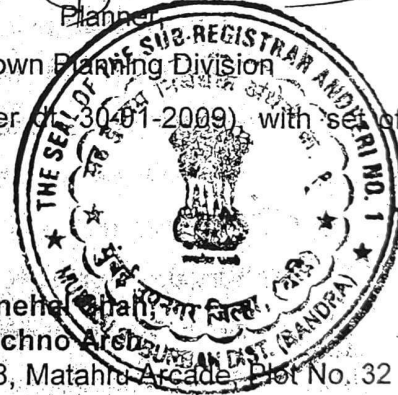
A set of certified part completion plans is enclosed herewith.



Planner,

Town Planning Division

Copy (for information and record w.r.t MMRDA's D.O. Letter of 30.01-2009) with set of approved drawings bearing nos. 01 to 11.



1. **The Executive Engineer,**
Bldg. Proposals Suburbs, 6th floor,
MCGM Office, Hindu Hriday Samrat
Balasaheb Thakre Market, Poonam
Nagar, Jogeshwari (E)
Mumbai - 400 093

2. **Shri. Sneha**
M/s. Techno Arts
107-108, Matahru Arcade, Plot No. 32
Paranjape Scheme
Above Axis Bank, Sushant Road
Vile Parle (E), Mumbai - 400 057

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शकिल खान

Shakil Khan

जन्म तारीख / DOB: 15/08/1956

पुरुष / MALE

Mobile No.: 9930910999

7086 9629 7362

इसे आधार, माझी ओळख



Top up.
भारतीय स्टेट बैंक / STATE BANK OF INDIA

For Proposals upto

Lacs

Please Tick

Saving A/C No. :	Branch File NO.
CIF No.:	Tie up No.
LOS Reference No.	PAL/Take Over/NEW/Resale/Top up
Applicant Name : <u>Shakil Khan</u>	
Co. Applicant Name <u>Rooki Khan</u>	
Contract (Resi.) <u>9930910999</u>	Mobile No.:

Loan Amount.: <u>20.00 Lacs</u>	Tenure <u>180 months</u>
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Contract Person: <u>Tapaswini Chougale</u>	Mobile No. <u>8097902663</u>
Name of RACPC Co - ordinator with Mob. No.:	

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SEARCH-2	
VALUATION-1	<u>Voestukala</u>
VALUATION-2	

	DATE
RESIDENCE VERIFICATION	
OFFICE VERIFICATION	
SITE INSPECTION	

HL ST/MPST/BM/FS/along with Mob. No. _____

HL TO BE PACKED AT Dharavi BRANCH (03671)