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Crescendo

7/CA

7/C

PLOT-C

Lease deed plot - C

94355/5-4-89

Receipt No. 94601 Ds 19-4-89

No. 44/89/ 439 15

GENERAL STAMP OFFICE

Bombay 20-4-1989

RECEIVED from Mahanagar Telephone Nigam Ltd

Stamp duty Rupees 13.52.450/- thirteen lacs, fifty two thousand four hundred fifty

CERTIFIED under Section 32 of the Bombay Stamp Act, 1919, that the full stamp duty Rupees 13.52.450/- thirteen lacs, fifty two thousand four hundred fifty only is Instruments in chargeable has been paid under Art 36(9)



Collector

This Certificate is subject to the revision of Sec. 32 of the Bombay Stamp (Amendment) Act, 1969

THIS LEASE made at Bombay

this 27th day of April 1989

One thousand Nine Hundred and Eighty

Nine BETWEEN THE BOMBAY METROPOLITAN

REGION DEVELOPMENT AUTHORITY a Statutory Body

established under Section 3 of the Maharashtra

Act No. IV of 1975 called the Bombay Metropolitan

Region Development Authority Act, 1974 and

.....2/-

Signature

Signature



: 2 :

having its Head Office at Girha Nirman Bhavan,
5th floor, Bandra (East), Bombay - 400 051
hereinafter referred to as "THE LESSORS" (which
expression shall unless the context does not
admit include its successor or successors and
assign or assigns) of the ONE PART and MAHANAGAR
TELEPHONE NIGAM LIMITED, a Limited Company
incorporated under the provisions of the
Companies Act, 1956 a Government of India
Undertaking, having its registered office at
Khursidlal Bhavan, Janapath, New Delhi 110 050

.....3/-

and Bombay Office at Telephone House, Prabhadevi, Veer Savarkar Marg, Dadar, Bombay 400 028 hereinafter called "THE LESSEES" (which expression shall unless it be repugnant to the context or meaning thereof mean and include its successor or successors and permitted assign) of the SECOND PART;

WHEREAS at all material times prior to 12th day of May 1983, One Chandrabhan Bhuramal Sharma, was seized and possessed of, or otherwise well and sufficiently entitled to, inter alia all those pieces or parcels of land or ground situate lying and being at Village Tirandaz and Village Powai, Taluka Kurla in the Registration District and Sub-District of Bombay City and Bombay Suburban and more particularly described in the FIRST SCHEDULE hereunder written (hereinafter referred to as "the said larger property").

AND WHEREAS the said larger property was covered under a scheme called "Powai Area Development Scheme" (hereinafter referred to as "the said Scheme") formulated for the development of lands situate lying and being at

.....4/-





Village Tirandaz and Powai of Taluka Kurla in the Registration District and Sub-District of Bombay City and Bombay Suburban by the Bombay Metropolitan Region Development Authority, the Lessors herein.

AND WHEREAS the State Government called upon the Owners of various lands covered under the said Scheme including the said Chandrabhan B Sharma by a notice from the Urban Development and Public Health Department, bearing No.BMRDA-2676/1100/UD-4 dated 29th June 1977 published in the Maharashtra Government Gazette and served upon the landholders to show cause against the intended acquisitions of the said lands and upon the cause so being shown by the landholders the State Government published in the Maharashtra Government Gazette a Notification under Urban Development Department No.BMRDA-2676/1100/CR/84/Part-II/UD-4 dated 12th May, 1983 to acquire the said lands in pursuance of Sub-section (i) of Section 32 of BMRDA Act and accordingly the various lands including the said larger property of the said Chandrabhan B Sharma vested in the State Government upon the publication of the said Notification in the

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Maharashtra Government Gazette as aforesaid.

AND WHEREAS by an Agreement for Development-cum-Sale dated 28th January, 1984 made between the said Chandrabhan B Sharma of the One Part and one M/s.Crescendo Associates, a partnership firm of the OTHER PART, the said Chandrabhan B Sharma agreed to sell, transfer, and assign and the said M/s.Crescendo Associates agreed to purchase and/or acquire the said larger property, more particularly described in the FIRST SCHEDULE hereunder written on the terms and conditions therein contained and accordingly the M/s.Crescendo Associates also made various payments to the said Chandrabhan B Sharma as stipulated therein and the said Chandrabhan B Sharma also executed an irrevocable Power of Attorney in favour of Mr.Niranjan L Hiranandani, a partner of M/s. Crescendo Associates to carry out various acts, deeds, matters and things as stated therein and to represent the said Chandrabhan B Sharma before various Government and Semi-Government authorities to have the said larger property released from acquisition as the said larger

.....b/-



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property was affected by acquisition under the said Bombay Metropolitan Region Development Authority Act, 1974;

AND WHEREAS the various land owners of the lands covered under the said scheme including the said Chandrabhan B Sharma through his said Constituted Attorney Mr Niranjan Hiranandani made representations to the State Government of Maharashtra for the proper development of the said lands covered under the said scheme out of their own resources subject to such conditions and stipulations, as the State Government would impose.

AND WHEREAS under the aforesaid circumstances by and under the directions of the State Government a Tripartite Agreement dated 19th November, 1986 was entered into between (1) the Governor of Maharashtra of the First Part (2) the Lessors herein of the Second Part and (3) Shri Harishchandra C Sharma and others, being the landlords of the various lands covered under the said scheme (including the said Chandrabhan Bhuramal Sharma) of the Third Part, whereby the State Government paid nominal amount of Re.1/= per

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[Signature]

hectare to the various landholders (including the said Chandrabhan B Sharma), for the acquisition of the said lands and the State Government in its turn made available the said lands to the Lessors herein, pursuant to the provisions of the said BMRDA Act for the consideration of Re.1/= per hectare paid by the Lessors to the State Government for acquiring the said lands and the Lessors in its turn agreed to grant lease for a period of 80 years to be computed from 19th day of November, 1986 in favour of the landholders including the said Chandrabhan B Sharma, in respect of their respective lands including the said larger property more particularly described in the First Schedule hereunder written in consideration of nominal premium of Re.1/= per hectare and upon observance of various stipulations, conditions and covenants contained therein in the said Tripartite Agreement for development of the said lands.

AND WHEREAS under the said Tripartite Agreement dated 19th November, 1986 the said Chandrabhan B Sharma agreed and undertook to the

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[Signature]

Lessors herein, that he would offer to the Central Government authorities/agencies to grant sub-lease or under-lease of the lands described in the Fourth Schedule to the said Tripartite Agreement dated 19th November, 1986 (which also includes the said larger portion of the land more particularly described in the First Schedule hereunder) at a premium to be determined by the Director of Town Planning, Government of Maharashtra;

AND WHEREAS in pursuance of the said Tripartite Agreement dated 19th November, 1986 the Lessors executed an Agreement to Lease in respect of the said larger property more particularly described in the First Schedule hereunder written in favour of the said Chandrabhan B Sharma on the terms and conditions contained therein;

AND WHEREAS pursuant to the said Agreement to Lease dated 19th November, 1986, the Lessee therein was put in possession of the said larger portion of the land, more particularly described in the First Schedule

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hereunder written as a Licencee to develop the said property with a right to assign and transfer the benefits of the said Agreement to Lease to his nominee or any third party;

AND WHEREAS in terms of the said Tripartite Agreement and the negotiations held between the said Chandrabhan B Sharma, the Lessors and Lessees herein the said Chandrabhan B Sharma, interalia, offered to the Lessees herein to assign and transfer his rights, benefits and claim under the said Agreement to Lease dated 19th November, 1986 in favour of the Lessees in respect of the portion of the land more particularly described in the Second Schedule hereunder written out of the said larger property more particularly described in the First Schedule hereunder written at a premium or consideration of Rs.1,300/- per sq.mtr. fixed by the Director of Town Planning, Government of Maharashtra as per letter dated 18/12/1985 from Dy. Director of Town Planning, addressed to Metropolitan Commissioner, B.M.R.D.A. (annexed hereto and marked annexure "A") which the Lessees accepted.

...10/-





AND WHEREAS the said Chandrabhan B Sharma by his letter dated 15th August, 1988 addressed to the said M/s.Crescendo Associates renewed the original Agreement for Development dated 28th January, 1984 and further confirmed that the said M/s.Crescendo Associates were entitled to the rights and benefits arising under the said Tripartite Agreement and the Agreement to Lease both dated 19th November, 1986 and nominated them in his place and also authorised the said M/s.Crescendo Associates, to develop the said land and to deal with and/or assign all his rights and benefits in respect of the said land to any third party and for that purpose to enter into agreement with any third party and to recover and receive the amounts of premium or consideration from the third party, and to appropriate the same without being accountable to the said Chandrabhan B Sharma.

AND WHEREAS the said Chandrabhan B Sharma also executed a fresh power of attorney dated 15th August, 1988 in favour of Shri Niranjan L Hiranandani and Shri Surendra L Hiranandani, the partners of the said M/s.Crescendo Associates,

....11/-

giving them further powers to do various acts, deeds and things more particularly described in the said power of attorney.

AND WHEREAS in terms of the said Tripartite Agreement and in discharge of his obligations to Central Government authorities/agencies thereunder and pursuant to the negotiations held between the said Chandrabhan B Sharma, the said M/s.Crescendo Associates, the Lessors and the Lessees herein, the said Chandrabhan B Sharma alongwith the said M/s.Crescendo Associates interalia, offered to the Lessees a portion of the land more particularly described in the Second Schedule hereunder written out of the said larger property more particularly described in the First Schedule hereunder written at a premium or consideration of Rs.1,300/- per sq.mts. fixed by the Director of Town Planning, Government of Maharashtra and agreed to release and relinquish and/or assign and transfer their benefit and claim in respect of the said portion of land more particularly described in the Second Schedule hereunder written and to get the Lease Deed directly executed in favour of the

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Lessees by the Lessor in respect of the said land more particularly described in the Second Schedule hereunder written.

AND WHEREAS pursuant to the said agreement arrived at between the said Chandrabhan B Sharma, the said M/s.Crescendo Associates, the Lessors and the Lessees herein, an Agreement to assign was entered into between them on or about 6th day of March, 1989 on the terms and conditions mentioned therein AND WHEREAS the said M/s.Crescendo Associates and the said Chandrabhan B Sharma carried out various terms and conditions of the said Agreement to assign and also obtained No Objection Certificate from Appropriate Authority under the Income-Tax Act, 1961 to the effect that Union of India is not desirous of purchasing or acquiring the said land under Section 269 UC of the Income-Tax Act, 1961 (a copy whereof is hereto annexed and marked Annexure "B") AND WHEREAS pursuant to the said Agreement to assign the Lessees also paid in full the premium of Rs.1,35,24,225/- (Rupees One Crore Thirtyfive Lacs Twentyfour thousand Twohundred Twentyfive Only) payable under the said Agreement to assign to the said M/s.Crescendo

.....13/-


Associates and the same is also confirmed by the said Chandrabhan B Sharma and the Lessors herein (a copy whereof is hereto annexed and marked Annexure "C").

AND WHEREAS on receipt of the said full amount of premium or consideration, the said M/s. Crescendo Associates and Chandrabhan B Sharma have handed over to the Lessees the quiet, vacant and peaceful possession of the said land more particularly described in the Second Schedule hereunder written on behalf of the Lessors, they being in possession of the said land as the Licencees of the Lessors pursuant to Agreement to Lease dated 19th November, 1986 entered into between the Lessors and the said Chandrabhan B Sharma.

AND WHEREAS the said M/s. Crescendo Associates and the said Chandrabhan B Sharma requested the Lessors to execute Lease in favour of the Lessees as per terms of said Agreement to Assign.

AND WHEREAS in pursuance of the said Agreement to Lease dated 19th November, 1986, executed by the Lessors and the Chandrabhan B

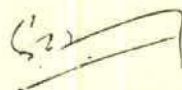
....14/-



Sharma in respect of larger portion of land more particularly described in the First Schedule hereunder written and the said Agreement to Assign dated 6th day of March, 1989 entered into between the said M/s.Crescendo Associates, the said Chandrabhan B Sharma, the Lessors and the Lessees herein, the Lessors hereby agree to grant lease in favour of the Lessees in respect of the said portion of land more particularly described in the Second Schedule hereunder written.

AND WHEREAS the Lessors hereby agree and confirm that by executing this lease in favour of the Lessees, the Lessors have not relieved the said Chandrabhan B Sharma and the said M/s.Crescendo Associates of their liability to provide infrastructures in respect of the said land described in the First and Second Schedule hereunder written under the said Tripartite Agreement and the said Agreement to Lease both dated 19th November, 1986 and their liability shall remain to continue till the same is performed as provided thereunder and that the Lessors will in no event hold the Lessees liable

....15/-



for the default of the said Chandrabhan B Sharma and M/s.Crescendo Associates under the said Tripartite Agreement and the said Agreement to Lease.

NOW THIS LEASE WITNESSETH AS FOLLOWS :-

Description of Land :

1. In consideration of the premium and of the sum of Rs.1,35,24,225/- (Rupees One Crore Thirtyfive Lacs Twentyfour thousand Twohundred Twentyfive Only) paid by the Lessees to the said M/s. Crescendo Associates as confirmed by the said Chandrabhan B Sharma and the Lessors, and of the ground rent hereby reserved and of the covenants and agreement on the part of the Lessees hereinafter contained, the Lessors Doth hereby demise unto the Lessees ALL that pieces or parcels of land comprising of property bearing C.T.S.Nos. 21(pt) & 22(pt) of Village Powai containing by admeasurement *As per joint measurement sheet Annexure-D hereto enclosed* 10,403.25 sq.mts. or thereabouts bounded as follows :-

ON OR TOWARDS NORTH BY : CTS Nos.21(pt) & 22
(pt) of Village
Powai

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ON OR TOWARDS SOUTH BY : Proposed 13.40 mts
wide draft D.P.Road
comprising of CTS
No.22(pt) of
Village Powai.

ON OR TOWARDS EAST BY : Partly by proposed
27.45 mts wide draft
D.P. Road and partly
by BMRDA boundary as
reflected in Sheet
No.E-16 of revised
draft D.P.1981-2001.

ON OR TOWARDS WEST BY : C.T.S.No.21(pt) of
Village Powai.

and alienated on the Plan annexed hereto and
shown thereon by red coloured boundary line
together with the buildings and erections at any
time hereinafter standing and being thereon. AND
TOGETHER WITH, all rights, easements and
appurtenances thereunto belonging to the Lessors
EXCEPT AND RESERVING unto the Lessors all mines
and minerals in and under the said land or any
part thereof TO HOLD the land and premises
hereinbefore expressed to be hereby demised
(hereinafter referred to "as the demised
premises") unto the Lessees for a term of 80
years computed from the 19th day of November,
1986 subject nevertheless to the provisions of
the Bombay Metropolitan Region Development

...17/-



Authority Act, 1974, and the rules and regulations thereunder PAYING THEREFORE yearly during the said term unto the Lessors at the Head Office of the Lessors or as otherwise required the yearly ground rent at rates specified hereinafter, such rent to be paid in advance without any deductions whatsoever on the 10th day of January in each and every year.

Covenants by the Lessee :-

2. The Lessees with intent to bind all persons into whatsoever hand the demised premises may come doth hereby covenant with the Lessors as follows :-

(a) To pay rent :

During the said term hereby created, to pay unto the Lessors ground rent at the following rates namely :

Sr. No.	Year of Lease	Rate of Ground rent payable by Lessees of land to be used for commercial and para-commercial purpose.	Rate of Ground rent payable by Lessees of land to be used for residential purpose and public amenities.
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1.	From the commencement of the term of Lease upto the end of 3 years.	Nil	Nil
2.	From the 4th year upto the 20th year of the term of Lease.	1% of the premium amount.	Nil
3.	From the 21st year upto the 50th year of the term of Lease.	2% of the premium amount.	Nil
4.	From 51st year of the term of Lease upto the end of the term of Lease.	3% of the premium amount.	Nil

(b) To Pay rates and taxes :-

To pay all existing and future taxes, rates, assessments land revenue and outgoings of every description for the time being payable either by landlord or tenant or by the occupier in respect of the demised premises and anything for the time being thereon.

(c) Not to excavate :-

Not to make any excavation upon any part of the said land hereby demised nor remove any stone, sand, gravel, clay or earth therefrom except for the purpose

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of forming foundations of buildings or for the purpose of executing any work pursuant to the terms of this Lease.

(d) Not to erect beyond the building line :-

Not to erect any building, erection or structure except to compound wall and steps, and necessary adjuncts thereto as hereinafter provided on any portion of the said land outside the building line shown upon the said plan.

(e) To Build only as per agreement :-

Not at any time during the period of this demise to erect any building, erection or structure on any portion of the said land except in accordance with the Development Control Regulations and Building Regulations on the demised premises set out in the Second Schedule hereto.

(f) To build according to Development Control Regulations and Building Regulations of Municipal Regulations in force from time to time.

In the completion of any such building or erection thereof or addition thereto and at all times during the continuance of this demise to observe and to

....20/-



confirm to the said Development Control Regulations and Building Regulations and to all bye-laws, rules and regulations of the Municipality or other body having authority in that behalf and any other statutory regulations as may be in force for the time being, relating in any way to the demised premises and any building thereon.

(g) Sanitation :-

To observe and confirm to the Development Control Regulations and Building Regulations, all rules, regulations and bye-laws of the local authority concerned or any other statutory regulations in any way relating to public health and sanitation in force for the time being and to provide sufficient latrine accommodation and other sanitary arrangements for the labourers, workmen and other staff employed on the demised premises in order to keep the demised premises and surroundings clean and in good condition to the satisfaction of the Metropolitan Commissioner and shall not without the previous consent in writing of the Metropolitan Commissioner permit any labourers or workmen to reside upon the demised

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premises and in the event of such consent given shall comply strictly with the terms thereof.



(h) To Repair :

Throughout the said term at the Lessee's expense well and substantial to repair, pave, cleanse and keep in good and substantial repair and condition (including all usual and necessary internal and external painting, colour and white washing) to the satisfaction of the said officer the said building and the premises and drains, compound walls and fences thereunto belonging and all fixtures and all additions thereto.

(i) To enter and inspect :-

To permit the Metropolitan Commissioner and the Officers, surveyors, workmen or others employed by him from time to time and at all reasonable times of the day during the term hereby granted after a week's previous notice to enter into or upon the demised premises and to inspect the state of repairs thereof and if, upon such inspection it shall appear that any repairs or any works are necessary, they or any of them may, by notice to the Lessees, call upon him to execute the repairs or such works and

....22/-

upon his failure to do so within a reasonable time the Lessors may execute them at the expense, in all respect, of the Lessees.

(j) Nuisance :-

Not to do or permit anything to be done on the demised premises which may be a nuisance, annoyance or disturbances to the owners occupiers or residents of other premises in the vicinity.

(k) User :-

To use the demised premises for the purpose permitted under the Development Plan of the Municipal Corporation of Greater Bombay and for no other purpose.

(l) Indemnity :-

To indemnify and keep indemnified the Lessors against any and all claims for damage, which may be caused to any adjoining buildings or other premises in consequence of the erection of the aforesaid works and also against all payments whatsoever which during the progress of the work may become

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payable or be demanded by the Municipality or any local authorities in respect of the said works or of anything done under the authority herein contained.

3. The Lessees shall be entitled to under-lease, sub-lease, assign, transfer including mortgage or encumber the said demised premises with or without building or buildings thereon erected or which may be erected thereafter and shall be also entitled to assign or transfer the benefit of this demise to any person or party of the choice of the Lessees, subject to the terms and conditions of this lease.

4. Recovery of rent as land revenue :

If and whenever any part of the premium or the ground rent reserved shall be in arrears, the same may be recovered from the Lessees as an arrear of land revenue under the provisions of the Bombay Metropolitan Region Development Authority Act, 1974, or any modification thereof for the time being in force.

5. Re-entry :

If the said rent hereby reserved shall be in arrears for the space of thirty days whether

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the same shall have been legally demanded or not, or if and whenever there shall be a breach of the covenants by the Lessees hereinbefore contained, or if the Lessees shall be adjudicated insolvent or bankrupt or shall renounce his character as such by setting a title in the third person or claiming a title in himself, the Lessors may re-enter upon any part of the demised premises in the name of the whole and thereupon the term hereby granted shall absolutely cease and determine, and in that case no compensation shall be payable to the Lessees on account of the building or improvements built or carried out on the demised premises, or claimed by the Lessees on account of the building or improvements built or made. PROVIDED ALWAYS that, except for non-payment of rent as aforesaid, the power of re-entry hereinbefore contained shall not be exercised unless and until the Lessors or the Metropolitan Commissioner on behalf of the Lessors shall have given to the Lessees or left on some part of the demised premises a notice in writing of his intention to enter and of the specific breach or breaches of covenant in

....25/-

respect of which the re-entry is intended to be made and default shall have been made by the Lessees in remedying such breach or breaches within three months after the giving or leaving of such notice.



6. Summary eviction of persons unauthorisedly occupying the demised land on determination of the lease

If, on the determination of the lease, any person is found to be unauthorisedly occupying or wrongfully in possession of the demised premises, it shall be lawful for the Metropolitan Commissioner to secure summary eviction of such person in accordance with the provisions of the Bombay Metropolitan Regional Development Authority Act, 1974, or any modification thereof for the time being in force.

7. Notice and Demand

Any demand for payment or notice requiring to be made upon or given to the Lessees shall be sufficiently made or given if sent by the Lessors through the post by registered letter addressed to the Lessees at the demised premises and any demand or notice sent by post shall be

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deemed to have been delivered in the usual course of post.

8. Marginal note :

The marginal notes do not form part of the Lease and shall not be referred to for construction or interpretation thereof.

IN WITNESS WHEREOF the Lessors and the Lessees have hereunto set and subscribed their hands and seal the day and year first hereinabove written.

THE FIRST SCHEDULE ABOVE REFERRED TO :

ALL THE piece or parcel of land comprising of C.T.S.Nos.20 (pt), 21(pt),22(pt), 29(pt) and 30(pt) of Village Powai admeasuring about 1,51,315.00 sq.mts. (i.e. 15.13 Hectares), Owned by Shri Chandrabhan Bhuramal Sharma, shown bounded in black dotted line and coloured Orange on the Plan No.1 attached herewith.

....27/-



THE SECOND SCHEDULE ABOVE REFERRED TO :-

All THAT piece and parcel of land comprising
of :

A. Property bearing C.T.S.Nos. 21(pt) & 22(pt) of
Village Powai, admeasuring about 10.403.25
sq.mts. as shown bounded red on the Plan No.2
attached herewith and more specifically
bounded as follows :-

ON OR TOWARDS NORTH BY : CTS Nos.21(pt) & 22
(pt) of Village
Powai.

ON OR TOWARDS SOUTH BY : Proposed 13.40 mts,
wide draft D.P.Road
comprising of CTS
No.22(pt) of Village
Powai.

ON OR TOWARDS EAST BY : Partly by proposed
27.45 mts. wide Draft
D.P.Road and partly
by BMRDA boundary as
reflected in Sheet
No.E-16 of revised
D.P. 1981-2001

ON OR TOWARDS WEST BY : C.T.S.No. 21(pt) of
Village Powai.

....28/-

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SIGNED AND DELIVERED for)
and on behalf of the BOMBAY)
METROPOLITAN REGION DEVELO-)
PMENT AUTHORITY by the hand)
of Shri S. W. Sawant)

in the presence)
of G. N. Kulkarni)



S. W. Sawant

Lands Officer
BMRDA, Bombay.

G. N. Kulkarni
Assistant Lands Officer (Survey)
B. M. R. D. A.

SIGNED AND DELIVERED)
for and on behalf of)
MAHANAGAR TELEPHONE NIGAM)
LIMITED withinnamed Lessees)
by the hand of Shri)
S. M. Talwar in the)
presence of N. N. Nark)

S. M. Talwar

Dr. General Manager (M.T.N.)
उपमहा प्रबंधक (नियोजन),
Mahanagar Tele. Nigam Ltd. Bombay

N. N. Nark
Divisional Engineer Phones (D),
Mahanagar Telephone Nigam Limited.

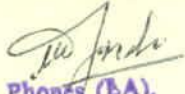
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POSSESSION RECEIPT

Powai Land

This is to place on record that pursuant to the agreement to assign dt. 6th March, 1989. the physical possession of the land-plot admeasuring 10,403.25 sq.mtrs. bearing CTS No. 21(pt) & 22(pt) of village Powai land had been taken over from M/s Crescendo Associates through Lands Officer, BMRDA on 21 /6/1989 to MTNL Bombay as per site plan attached.

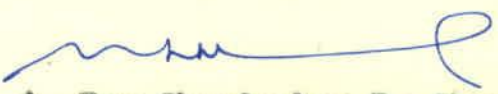

Assistant Engineer Phones (LA),
Mahanagar Telephone Nigam Limited.

Handed over by

We confirm


For BMRDA


Lands Officer,
B.M.R.D.A.


1. For Chandrabhan B. Sharma
Constituted Attorney

2. For M/s Crescendo Associates
For CRESENDO Associates

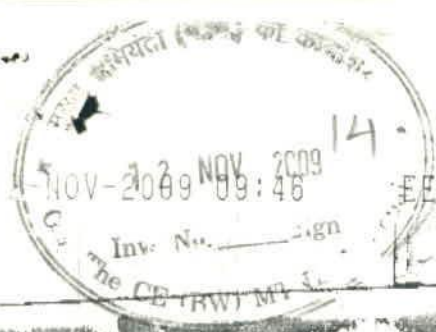

PARTNER
Partner.

Taken over by


(M.N. INDIR)
Asstt. Engineer Phones(LA)
MTNL Bombay
Assistant Engineer Phones (LA),
Mahanagar Telephone Nigam Limited.

Hostel Bldg full o.c.

E/12



EE-CIVIL-P-EAST

5703053

HOSTEL BLDG 1

BRIHANMUMBAI MAHANAGARPALIKA.

No. CE/15/BPES/AS

11 NOV 2009.

The Executive Engineer
Division (East)
Mahanagar Telephone Nigam Ltd.
Mumbai



Sub:- Full Occupation permission to Hostel Building on sub-plot 'C' bearing C.T.S. No.21/B of village Powai, 'S' Ward.

Sir,

The full development work of Hostel Building comprising of Gr. + 12 upper floors on sub plot 'C' bearing C.T.S. No.21/B of village Powai, 'S' Ward is completed under the supervision of Shri. Shashank Mehendale, Licensed Surveyor, having Licence No. M/315/LS and Licensed Structural Engineer Shri. M.S. Gaidhani having licence No.STR/G/51 may be occupied on the following conditions.

- 1 That certificate under sec. 270-A of the MMC Act shall be submitted before applying for B.C.C. or within 3 months whichever is earlier.

A set of certified completion plans is returned herewith in token of approval.

Note - This permission is issued without prejudice to actions under sections 305. 353-A of Mumbai Municipal Corporation Act.

Yours faithfully,

Executive Engineer
(Building Proposals)(E.S.) - II.

Kind Attn 1) CE BW
2) DGM (UP) Ig.

Ghy to
DED
3) PGM (D) / (CETM)
3) GM (Trg) / Planning
4) DGM (Arch) / civil-plg / Bldg Plg / Elect.
for impl.
12/11/09

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(156)

E/13

MUNICIPAL CORPORATION OF GREATER MUMBAI
MUMBAI FIRE BRIGADE

No. : FM/15/505/749
Date : 14/11/2005

To
The Executive Engineer (Electrical),
Divn(East),
Mahanagar Telephone Nigam Ltd.,
Mumbai.

Sub : Inspection of fire fighting system installed at
high rise Hostel building on plot bearing C.T.S.
No.21(Pl.) & 22(Pl.) of Powai, Mumbai.
Ref : Letter dated 09.11.2005 from Mahanagar
Telephone Nigam Ltd., Mumbai.
M.F.B.No.M/S/749 of 14.11.2005.

Sir,

In this please refer N.O.C. issued under No.FBM/S/599/91A dated 24.08.1999 for construction of high rise hostel building comprising of four parts, designated a Wing A, Wing B, Wing C and Wing D.

Further N.O.C. was issued under No.FBM/S/505/131 dated 30.05.2005 for occupation and use of the said building under reference.

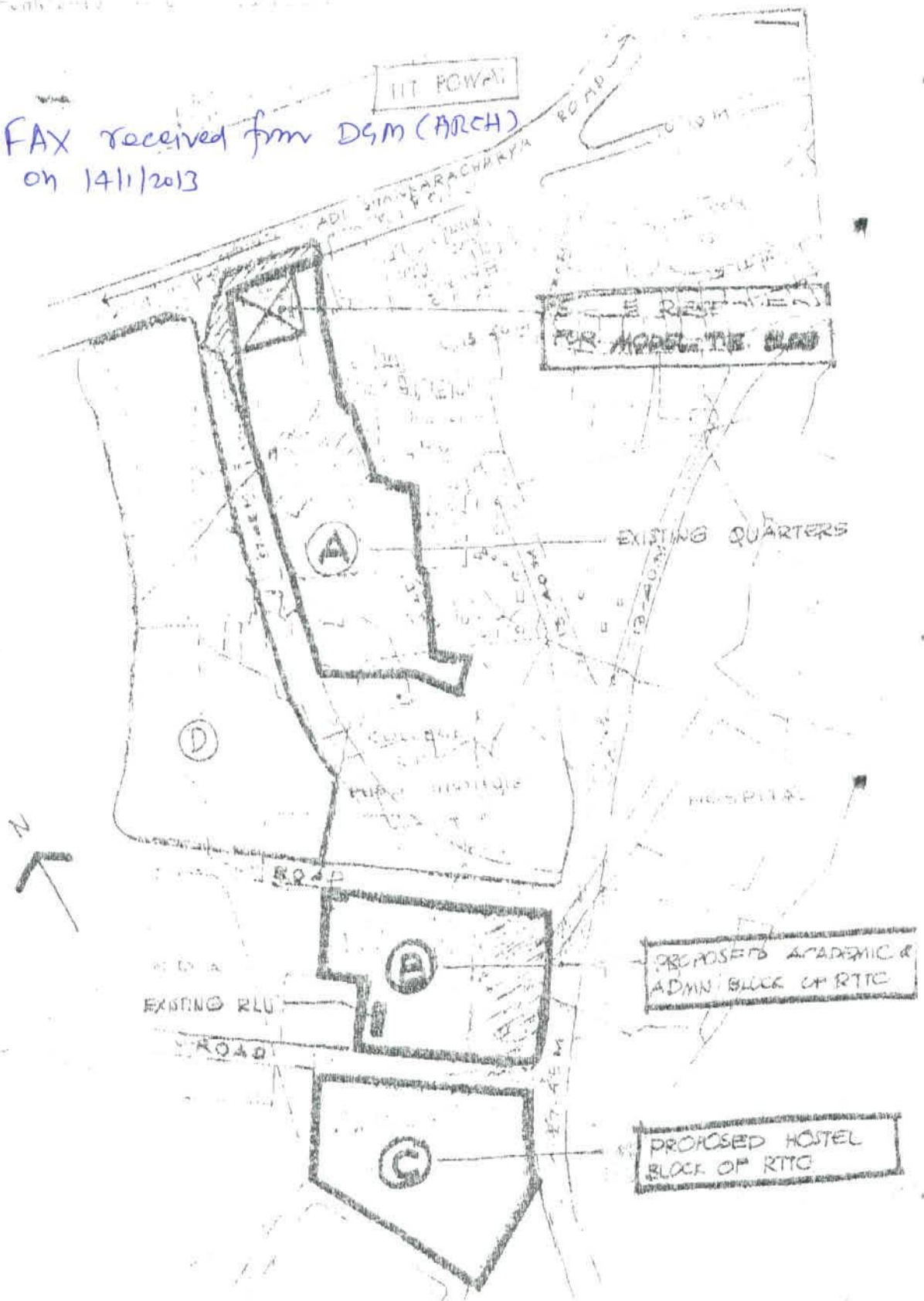
A senior Officer of this Department visited the site and inspected / tested the fire fighting system of the high rise Hostel Building and found the same in working order.

Yours faithfully,

[Signature]
Chief Fire Officer
Mumbai Fire Brigade

MTNL MUMBAI ONVA 6000 ROLLS 4/2000

FAX received from DSM (ARCH)
on 14/1/2013



LOCATION PLAN

PLOT	AREA IN SQ. MTS.	AREA IN SQ. FT.	ACTIVITY
A.	35835.41	8.4	EXISTING S/O
B.	22325.13	5	Academic Block (RTIC)
C.	21750.42	5	Hostel