

No. 4640

Form No. 3

MEMBERSHIP APPLICATION FORM

[Under the Bye Laws Nos. 19(B) & 66(V)]

A form of application for membership of the Society by an individual

To

The Chief Promoter / Secretary

Rehana Heights Co-operative Housing Society Ltd., (Proposed)*

Sir,

I, Shri*Smt. Rehana-I. Shaikh
hereby make an application for membership of the Rehana Heights Co-operative Housing Society Ltd.

I intend to settle down and reside in the area of operation of the society.

My particulars for the purpose of consideration of the application are as under :

Age : 48 yrs
Occupation : Housewife
Monthly Income : Rs.
Office Address : Summer Queen Bldg Shop No. 1 Ground Floor 2nd Hasanabad
Lower Sion (W) Mum-54 Tel.No. 26490596/9820097628
Residential Address : Rehana Heights, Chapel Lane, Santacruz (W)
Mumbai-54 Tel.No.

I have purchased the flat No. 902 in the building, named/numbered as
admeasuring 1118 Sq.metres from the Promoter (Builder) or Shri./Smt./Messrs
 under an agreement under

section 4 of the Ownership Flats Act, a copy of which duly attested is enclosed.

* I declare that said agreement is duly stamped as required under the Stamp Act 1958 as to registration, the copy of which is enclosed.

* I give below the particulars of the plot*flat*house owned by me or by any of the members of my family or the person dependent on me in the area of operation of the Society.

Sr. No.	Name of the Person	Particulars of the plot*flat*house owned by the applicant or any of the member of his family or the person dependent on him in the area of operation of the society.	Location of the plot*flat*house	Reason as to why it is necessary to have a flat in this society.
1	2	3	4	5

I remit herewith a sum of Rs. 250/- towards value of 5 shares of Rs. 50 each and Rs. 100 for entrance fee.

I undertake to discharge all the present and future liabilities of the society.

OR

As I have no independent source of income, I enclose herewith the undertaking in the prescribed form from the person on whom I am dependent to the effect that he will discharge all the present and future liabilities to the society on my behalf.

I also enclose the undertaking and the declaration in the prescribed forms about registration of the proposed acquisition of right over the flat under Section 269 AB of the Income-Tax Act and about non-holding of immovable property exceeding 500 sq. meters, under the Urban Land (Ceiling and Regulation) Act.

I undertake to use that flat for the purpose for which it is allotted to me and that any change of user will be made with the prior approval of the society. An undertaking in the prescribed form to that effect is enclosed herewith.

I have gone through the registered Bye-laws of the society and undertake to abide by the same and any modifications the Registering Authority may make in them.

I request you to please admit me as the member of the society.

Place :

R.I. Sheth
Yours faithfully,

Date :

Attested by,

Chief Promoter*/Chairman,

This expression "a member of family means as defined under bye law No. 3 (xxx).

Printed by

THE MUMBAI DISTRICT CO-OPERATIVE HOUSING FEDERATION LIMITED

103, Vikas Premises, 11. G.N.Vaidya Marg, 1st Floor, Mumbai - 400 001.

Tel.: 2266 0068, 2266 1043

Bilwa Chhaya Printers Nov.. 2005 /10,000



Thursday, February 26, 2004

4:17:14 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 1704

गावाचे नाव बांद्रा

दिनांक 26/02/2004

दस्तऐवजाचा अनुक्रमांक वदर1 - 01701 - 2004

दस्ता ऐवजाचा प्रकार

करारनामा

सादर करणाराचे नाव: रेहाना शेख - -

नोंदणी फी :- 7000.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (35) :- 700.00

एकूण रु. 7700.00

DELIVERED

आपणास हा दस्त अंदाजे 4:31PM ह्या वेळेस मिळेल

दुय्यम निबंधक
अंधेरी 1 (बांद्रा)

बाजार मूल्य: 682000 रु. मोबदला: 0रु.

भरलेले मुद्रांक शुल्क: 19750 रु.

देयकाचा प्रकार : डीडी/धनाकर्षाद्वारे:

बँकेचे नाव व पत्ता: युनाइटेड बँक ऑफ इंडिया-51;

डीडी/धनाकर्ष क्रमांक: 007751; रक्कम: 7000 रु.; दिनांक: 26/02/2004

सह. दुय्यम निबंधक अंधेरी-१,
मुंबई उपनगर जिल्हा.

11

Adi 1553/2004

M.V. 6,82,000/-

Office of The Dy. Inspector General of Registrars

And Dy. Controller of Stamps Bombay

Certified that under Section 41 of the Bombay

Stamp Act 1958 that the proper Stamp duty Rupees 19750/-

Rs. Nineteen thousand seven hundred and fifty only and penalty Rupees Adj 100/-

Rs. One hundred only have been paid in

respect of the instrument. Chetan No. 40 Dt. 17/2/04

Dt. 17/2/04

Collector

Subject to the provisions of Section 42

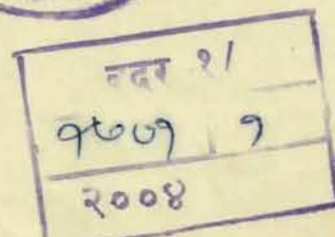
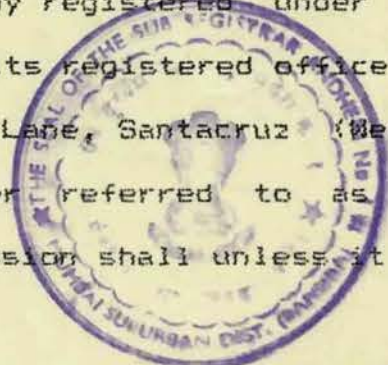


AGREEMENT

ARTICLES OF AGREEMENT is made and entered into at
Mumbai this 24 day of Feb. in the Christian Year
Two Thousand Three/Four BETWEEN M/S. SAVLA REALTORS &
DEVELOPERS PVT. LTD., a Company registered under the
Companies Act, 1956 and having its registered office at
1, Summer Queen, 1st Hasanabad Lane, Santacruz (West),
Mumbai - 400 054, hereinafter referred to as the
"Owners/Builders" (which expression shall unless it be

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repugnant to the context or meaning thereof shall be deemed to mean and include its Successors and Assigns) of the One Part; AND MR./MRS/M/S. Rehana J. Shaikh..... hereinafter called the "Tenant/Purchaser" (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include his/her/their respective heirs, executors, administrators and permitted assigns) of the Other Part;

WHEREAS:

(i) The Builders are absolutely seized and possessed of or otherwise well and sufficiently entitled to a plot of land at Chapel Road, Santacruz (West), Mumbai - 400 054 bearing N.A. Survey No.176 (pt), 177, 182 (pt) and City Survey Nos.338, 339, 340 and 341 of Bandra (West) and containing by admeasurement about 1372 Sq. Yds. equivalent to 1147 Sq. Mts. or thereabouts. A more particular description of the said property is given in the First Schedule hereunder written and hereafter for brevity's sake called the said "Property";

(ii) In pursuance to the application made by the Builders to the Additional Collector and Competent Authority appointed under the provisions of the Urban Land (Ceiling & Regulation) Act, 1976 for the necessary exemption and also for the re-development of the said property, the Additional Collector and Competent Authority, ULC, Greater Mumbai by its

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Exemption Order bearing No.C/ULC/D.III/22/6556 dated 28.2.2000 accorded permission for re-development of the said property on the terms and conditions more particularly set out in the said Exemption Order. Hereto annexed and marked Annexure "A" is a copy of the said permission for re-development dated 28.2.2000;

(iii) The Tenant/Purchaser is occupying Room/Shop No. 4 on the 1ST floor in the existing building and paying monthly rent of Rs. 47.75 (Rupees Forty Seven Paisa Seventy five only) only) to the Owners/Builders;

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(iv) In view of the Owners/Builders having desired to develop the said property, the Tenant/Purchaser has agreed to extend his cooperation;

(v) In consideration of the said cooperation extended by the Tenant/Purchaser, the Owners/Builders have agreed to provide to the Tenant/Purchaser permanent accommodation in the new proposed building to be constructed on the said property and the parties are therefore, desirous of reducing into writing the terms and conditions on which they have agreed to do so in the manner appearing hereinafter.

NOW KNOW YE AND THESE PRESENTS WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS UNDER:-

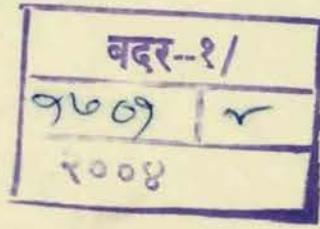
1. The aforesaid recital shall form integral part of these presents.

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2. It is agreed, declared and confirmed by the Tenant that the Tenant is a lawful monthly Tenant in respect of Room/Shop No. 4 on the 4th floor in the existing building which admeasures about 932-0 sq. ft. Carpet built-up area and paying the monthly rent of Rs. 47-75 (Rupees forly Seven paise Sevenly five) only) to the Owners/Builders. The said premises is hereafter for brevity's sake referred to as the "Tenanted Premises".

3. The Tenant/~~Purchaser~~ has further declared, assured and represented the Owners/Builders as under :-

- a) The Tenant/~~Purchaser~~ along with his family members is occupying the tenanted premises;
- b) The Tenant/~~Purchaser~~ has not created any third party rights concerning the said tenanted premises by way of sub-tenancy, lease, sub-lease, leave & license or in any other manner;
- c) No litigation of whatsoever nature is pending in any Court of Law concerning tenanted premises;
- d) The Tenant has not done illegal or immoral act whereby or by reason whereof his tenancy rights can be terminated;
- e) The Tenant /~~Purchaser~~ is absolutely entitled to enter into this Agreement with the Owners/Builders as set out hereinafter.



4. Relying upon the aforesaid representations, assurances and declarations by the Tenant/Purchaser, the parties are entering into this Agreement.

5. In lieu of the Tenant/Purchaser having agreed to surrender all his right, title and interest including the tenancy rights concerning the tenanted premises in favour of the Owners/Builders, the Owners/Builders have agreed to provide to the Tenant and the Tenant has agreed to accept from the Owners/Builders a permanent accommodation being Flat No. 902 on the 9th (1118 Sqft Builtup) floor in area the proposed new building to be known as "Rehana Heights" on the property which is more particularly described in the First Schedule hereunder written and hereinafter for brevity's sake called the said "Permanent Accommodation".

6. The Owners/Builders have agreed to provide the said permanent accommodation to the Tenant/Purchaser free of costs and on Ownership Basis.

7. The Tenant/Purchaser has given his full, free and irrevocable consent to the Owners/Builders for the purpose of demolishing the existing structure and putting up a new building as per the sanctioned plan, I.O.D. bearing No.CE/990/WS/AH dated 20.5.2002 and Commencement Certificate of even number dated 12.5.2002 for the construction of a multi-storied building on the said property.

8. The Tenant/Purchaser has gone through and verified the sanctioned plan, I.O.D., Commencement Certificate

and the relevant papers, documents, etc. and agreed to receive and accept the said permanent accommodation free of costs and on Ownership Basis.

9. The relevant documents such as xerox copy of the Ration Card, Electric Bill, Telephone Bill, Rent Receipt, ~~Electoral Roll~~ of the Tenant is annexed hereto and marked Annexure "B" collectively.

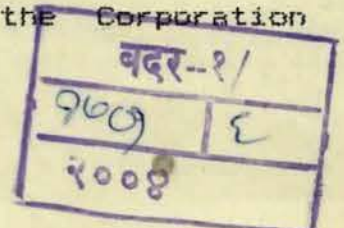
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10. The Tenant/~~Purchaser~~ has agreed to hand over vacant and peaceful possession of the tenanted premises to the Owners/Builders so that the Owners/Builders can start demolition of the existing building and put up a new structure as per the sanctioned plan, I.O.D. and the Work Commencement Certificate as mentioned above.

11. The Tenant/~~Purchaser~~ has agreed not to cause any disturbance or interference either by himself or through any of his family members and as and when required by the Owners/Builders or the Municipal Corpn. of Greater Mumbai or any other concerned authorities to sign and execute all such papers, no objections, declarations, etc. as may be required without claiming any compensation.

12. The necessary amenities and facilities which will be provided by the Owners/Builders in the said permanent accommodation is listed in Annexure "C" attached hereto.

13. The Tenant/~~Purchaser~~ confirms having signed and executed a writing addressed to the Executive Engineer, Building- Proposal, H & K Ward of the Corporation



irrevocably giving his consent for the said development and the Tenant/Purchaser agrees not to withdraw the same on any ground.

14. The Owners/Builders will provide the said permanent accommodation on or before _____.

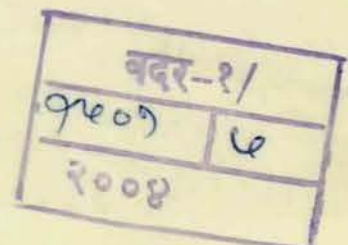
15. The Tenant/Purchaser agrees to become a Member in Society that may be formed and registered and also to pay the amount of Share Money, Admission Fee, as well as other Deposits such as legal charges, maintenance charges, property taxes, betterment charges, government charges, insurance, common lights, salaries of clerks, bill collector, mali, chowkidars, sweepers, etc. The said amount will be paid by the Tenant/Purchaser before the Tenant/Purchaser takes possession of the said permanent accommodation.

16. Upon becoming the Member of the Society, the Tenant/Purchaser agrees to abide by the Rules, Regulations and Bye-laws of the Society.

17. The Tenant/Purchaser further gives his full, free and irrevocable consent for the following :-

- a) To enable the Owners/Builders to construct the proposed building on the said property;
- b) To utilise the full F.S.I. of the said property including set-back or road widening, if any;

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c) To utilise the F.S.I. by way of Transfer of Development Rights as per Development Control Regulations, 1991 and

d) Such other benefits or advantages as may arise or accrue by reason of any Notifications, Ordinance, Rules, Regulations, Act, etc. whereby the Owners/Builders can have further benefits for construction.

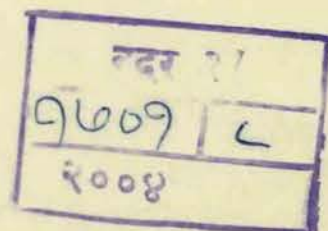
18. Upon the Owners/Builders intimating to the Tenant/Purchaser to take possession of the said permanent accommodation, the Tenant/Purchaser agrees to take possession of the same subject however, to the payments of the aforesaid deposits, expenses, etc.

19. So long as the Tenant/Purchaser is given the possession of the permanent accommodation, the Tenant/Purchaser agrees not to create any third party rights nor to transfer and assign the benefits of this Agreement to any other person or persons.

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20. This Agreement shall be affixed with the requisite Stamp Duty payable by the Tenant/Purchaser or the Owners/Builders and the party shall register the same with the Registering Authorities.

IN WITNESS WHEREOF, the parties hereto have hereunto set and subscribed their respective hands on the day and the year first hereinabove written.



THE SCHEDULE OF THE PROPERTY REFERRED TO:

ALL THAT piece or parcel of land or ground with the messuages, tenements and dwelling house standing thereon situate at Chapel Lane, Santacruz (Revenue Village of Danda) Bombay Suburban District in the Registration Sub-District of Bandra containing by admeasurement 1372 sq. yds. or thereabouts assessed by the Bombay Municipal Corporation under Ward Nos. and bounded as follows, that is to say:

- (a) On or towards the East : By the property for early of Marwari Dalatram Fakirchand now of Furdunji Nusserwanji Kerawala;
- (b) On or towards the West : By a passage known as Chapel Lane;
- (c) On or towards the North: By the property of Furdunji Nusserwanji Kerawala and
- (d) On or towards the South: By partly by a public passage and partly by the property known as the property of Fidalli Huseinally.

SIGNED SEALED AND DELIVERED by)

the withinnamed "Owners/Builders")

M/S. SAVLA REALTORS & DEVELOPERS)

PVT. LTD. in the presence of)

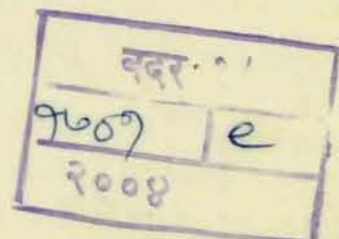
P. A. M.

AADP. 70230



For Savla Realtors & Developers Pvt. Ltd.

Director



SIGNED SEALED AND DELIVERED by)

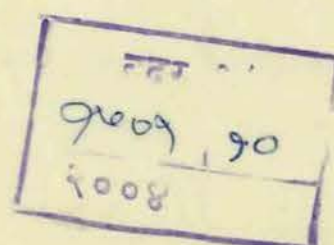
the withinnamed "Tenant/Purchaser")

MR./MRS/M/S. *Rehana Ibrahim Sheikh*

** Rehana I. Sheikh*

in the presence of *Rehana I. Sheikh*

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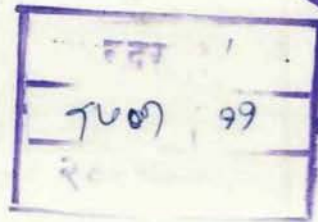
Bombay ૧-૨- 19૮૪

Received from ડેવિડાલેન સિંહ

the sum of Rupees એન.બી. ૫૨૧

being the rent/Compensation for the month of માર્ચ ૧૯૮૪

Rs. ૪૨-૭૫



MANAGER
સી.ઈ.

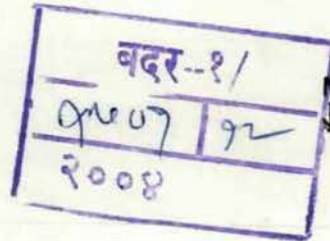
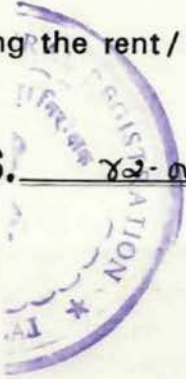
Bombay ૧-૬-૧૯૬૧

Received from ડેવિડા બેંગ કોમ

the sum of Rupees બેનાલી ૫૨૧

being the rent / Compensation for the month of જુલાઈ. ૧૯૬૧

Rs. ૪૨-૦૦.



MANAGER

Bill No. 53C

Date 1-2-2000

K.R. & F.N. LIMDIWALA
DEVIDAS BUNGLOW,
CHAPEL LANE, SANTACRUZ (W),
MUMBAI - 400 054.

Tenant's Name देविदास लिम्दिवाल

Rent of the House No. 8

Situated at 81/211 W

and occupied by you as monthly tenant for
the month of सितम्बर 2000

Including all occupier's taxes Rs. 85-34 1/2

Received by E.E. Contents Received

Date 1-2-2000 Signature

TERMS

1. Tenants will be held responsible in case they pay their rents without receiving bill duly signed.
2. One month's previous notice must be given when vacating the premises.
3. In case a tenant vacates his room before the completion of the month they will be bound to pay the rent for the whole month in addition to a month's rent for usual notice to vacant.
4. Sub-tenants are not allowed.
5. No alterations or additions or electric fittings are allowed without the written permission of the Landlord. Tenants have no right to claim any compensation at the time of vacating for the alterations of the additions so made.
6. Tenants will not be allowed to tear any soft animals in the premises.
7. Tenants are not allowed to wash cook or to keep any article in the Varandha or into Gangway and also not to keep such things which may cause any contagious disease.

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Bill No. 322

Date 2-8-2002

K. R. G. T. LIMDIWALA
LEIBAS EDITION,
CHAPEL LANE, SANTACRUZ (W),
MUMBAI - 400 054.

Tenant's Name अलीम शेख

Rent of the House No. 8

Situated at 26/21/1

and occupied by you as monthly tenant for
the month of 21/22 2002

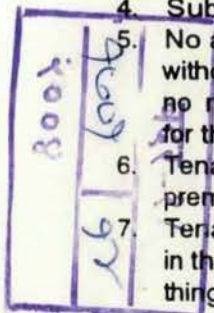
Including all occupier's taxes Rs. 83-34 1/2

Received by अलीम शेख

Date 2-8-2002 Signature

TERMS

1. Tenants will be held responsible in case they pay their rents without receiving bill duly signed.
2. One month's previous notice must be given when vacating the premises.
3. In case a tenant vacates his room before the completion of the month they will be bound to pay the rent for the whole month in addition to a month's rent for usual notice to vacant.
4. Sub-tenants are not allowed.
5. No alterations or additions or electric fittings are allowed without the written permission of the Landlord. Tenants have no right to claim any compensation at the time of vacating for the alterations or additions so made.
6. Tenants will not be allowed to tear any soft animals in the premises.
7. Tenants are not allowed to wash cook or to keep any article in the Varandha or into Gangway and also not to keep such things which may cause any contagious disease.



प्रमुक्तपाक

SA No.

876406

मोडुलिक पुरयठापत्रिका/शिधापत्रिका
शिधावाटप शेवट/

जिल्हा

अर्थ क्रमांक 0310 3376

कोड क्रमांक

आगतिक्रम

मुंबलिया

बुट्टी प्रमुक्ताचे नाव

मुहम्मद अली अली

दय

संपूर्ण पत्ता

मुंबलिया वडाका

राज्य

सातारा जिल्हा (पन्हाळ)

मु. 48

अर्जात नमूद केलेले बुट्टीवाचे एकत्रित याविक उत्पन्न रु.

गैस यापुढे असल्यास नोंदणीकृत ग्राहकाचे नाव

ग्राहक क्रमांक / मिटर क्रमांक

गैस वितरकाचे नाव व ठिकाण

गैस वितरकाचे नाव / रुम

गैस वितरकाचे नाव / रुम

गैस वितरकाचे नाव / रुम

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गैस वितरकाचे नाव / रुम

गुनदांची गणना		निगोशक / शिधावाटप
प्रोट	मुल	गुनदे अधिकार्याचे नाव
2	8	पाक

पुरयठापत्रिका / शिधापत्रिका

दिन्याची तारीख 21/12/2020

निगोशक/प्रमुक्ता/शिधापत्रिका मती

जिल्हाधिकारी

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मुना पुंवट / शिधापत्रिका क्रमांक - १६८४७ दिनांक ५/११/८६
रासभाय / अ. शि. दुकान क्रमांक २३३६३ मध्यम क्रमांक ३४७

पुंवटपत्रिकेत / शिधापत्रिकेत समाविष्ट असलेली नावे

अनु- क्रमांक	नाव	वय	कुटुंब प्रमुखाशी नाते	निवासक / शिधावाटप अधिकार्याची मस
१	रेहाना बी	४२	स्वसः	पुंवट
२	इक़ाहिम ब्राह्म	४६	पत्नी	



शुल्क. ---मूल पत्रिकेस पाध रूपये, दुय्यम पत्रिकेस दहा रूपये.

वदर-१/
१७०१+१६
२००६

1210-40,000-2-49

(1. B., 17 D., No. 2516, dated 15-2-20.)

RULED CARD

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Sq. 465

[D.O.]

12/2/24

NA. A. sat. registered in

[Signature]

CTS No. H/25-341

1	Moti	Devich	Sasai	By ance
2	Mamabhai	"	"	
3	Manubhai	"	"	
4	Pranabhai	"	"	
5	Amie	clo	"	



17-2-1959 H.A. Assessment - See CTS No. H/338

CTS-50

14-10-1959 Extension of guarantee period - See CTS

No. H/338

CTS-50

21-4-61

NRA entered as per DDC's No. LND 2086 dated 27-3-61

BA

CTS-50

25-5-61

20-7-61

NRA entered as per DDC's No. LND 2086 dated 28-2-61

BA

CTS-50

25-5-61



वदर-१/

9007/96

१००८

रविवारी २० जून (H)
 १९७८ ११०००० ६१८
 १०-२-६८
 मो. देसाई वगैरे कुटुंब २) फिदा हुसेन कुरुबान तळमगेव
 H 336, 337, 338

16 JUN 1969

मा. स. च्या १९५६ च्या वजन-मापणे कार्यालयात वि. वि. १
 मा. स. च्या १९५८ च्या वजन-मापणे कार्यालयात वि. वि. १
 यापैकी संबंधी कायद्यानुसार श्राव्य कार्याचे हप्ते करे.

१-२-८१ उपनिर्देशावर नवि. नुबई उपदफ्तर
 जि. व. न. च्या १९५६ च्या वजन-मापणे कार्यालयात वि. वि. १
 ०१/११/१० २०८६
 १-८-८८ ५/१२९

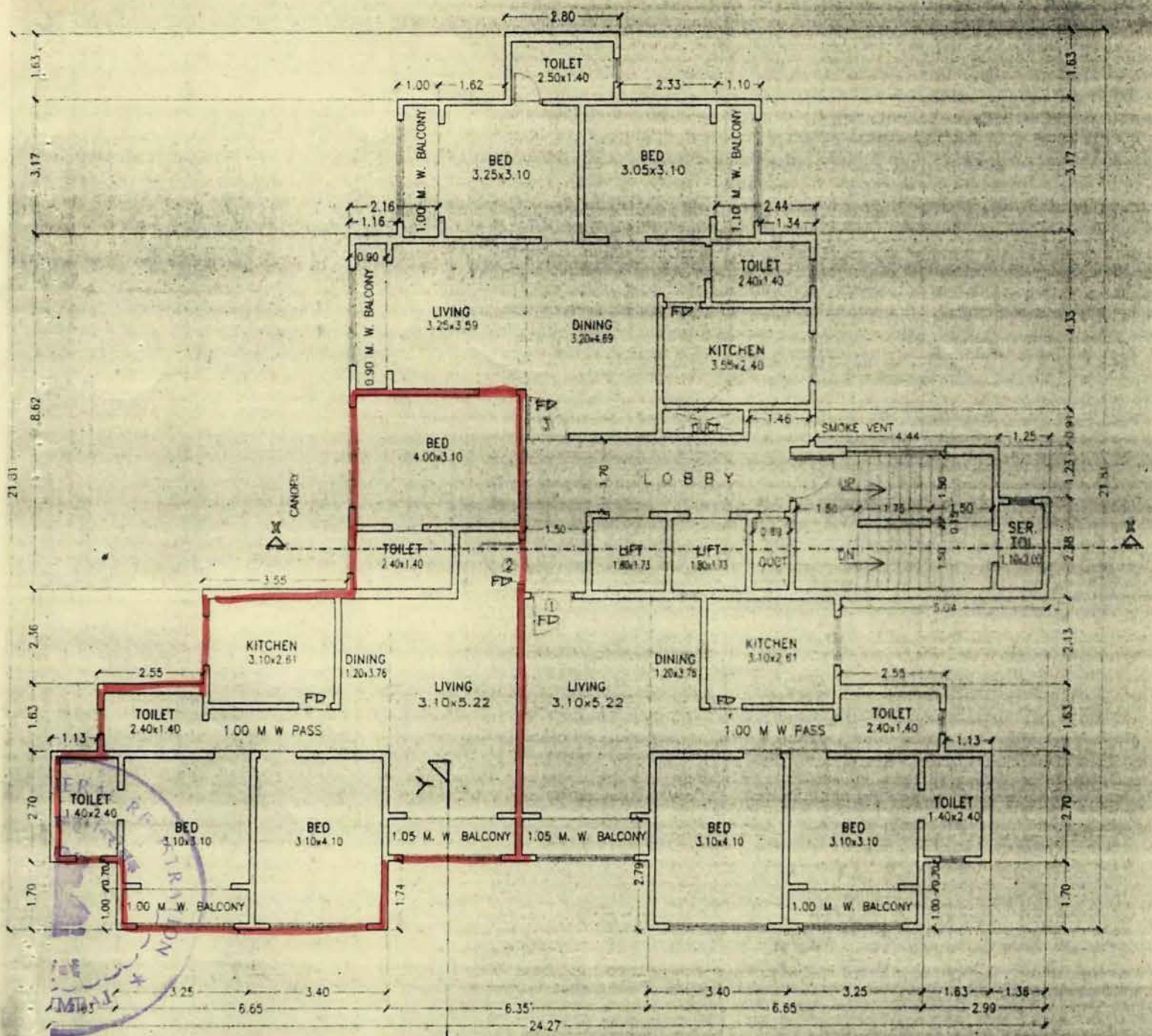
वारसावे	वारक
१) १०३ जमीनदार यांच्या अन्वयेने वारसावे फुलविहसेन तळमगेव	फिदा हुसेन
२) १०३ जमीनदार यांच्या अन्वयेने वारसावे फुलविहसेन तळमगेव	फिदा हुसेन
३) १०३ जमीनदार यांच्या अन्वयेने वारसावे फुलविहसेन तळमगेव	फिदा हुसेन
४) १०३ जमीनदार यांच्या अन्वयेने वारसावे फुलविहसेन तळमगेव	फिदा हुसेन
५) १०३ जमीनदार यांच्या अन्वयेने वारसावे फुलविहसेन तळमगेव	फिदा हुसेन
६) १०३ जमीनदार यांच्या अन्वयेने वारसावे फुलविहसेन तळमगेव	फिदा हुसेन
७) १०३ जमीनदार यांच्या अन्वयेने वारसावे फुलविहसेन तळमगेव	फिदा हुसेन
८) १०३ जमीनदार यांच्या अन्वयेने वारसावे फुलविहसेन तळमगेव	फिदा हुसेन
९) १०३ जमीनदार यांच्या अन्वयेने वारसावे फुलविहसेन तळमगेव	फिदा हुसेन
१०) १०३ जमीनदार यांच्या अन्वयेने वारसावे फुलविहसेन तळमगेव	फिदा हुसेन
११) १०३ जमीनदार यांच्या अन्वयेने वारसावे फुलविहसेन तळमगेव	फिदा हुसेन
१२) १०३ जमीनदार यांच्या अन्वयेने वारसावे फुलविहसेन तळमगेव	फिदा हुसेन
१३) १०३ जमीनदार यांच्या अन्वयेने वारसावे फुलविहसेन तळमगेव	फिदा हुसेन
१४) १०३ जमीनदार यांच्या अन्वयेने वारसावे फुलविहसेन तळमगेव	फिदा हुसेन
१५) १०३ जमीनदार यांच्या अन्वयेने वारसावे फुलविहसेन तळमगेव	फिदा हुसेन
१६) १०३ जमीनदार यांच्या अन्वयेने वारसावे फुलविहसेन तळमगेव	फिदा हुसेन
१७) १०३ जमीनदार यांच्या अन्वयेने वारसावे फुलविहसेन तळमगेव	फिदा हुसेन
१८) १०३ जमीनदार यांच्या अन्वयेने वारसावे फुलविहसेन तळमगेव	फिदा हुसेन
१९) १०३ जमीनदार यांच्या अन्वयेने वारसावे फुलविहसेन तळमगेव	फिदा हुसेन
२०) १०३ जमीनदार यांच्या अन्वयेने वारसावे फुलविहसेन तळमगेव	फिदा हुसेन



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बदर-१
 १८०९ १८
 २००४

१६६-२/१८०९
१८०९



9TH. FLOOR PLAN
(SCALE-1 : 100)



बदर-१/	
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CHANDLER

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References

1. 1970-71 2. 1971-72 3. 1972-73 4. 1973-74 5. 1974-75 6. 1975-76 7. 1976-77 8. 1977-78 9. 1978-79 10. 1979-80 11. 1980-81 12. 1981-82 13. 1982-83 14. 1983-84 15. 1984-85 16. 1985-86 17. 1986-87 18. 1987-88 19. 1988-89 20. 1989-90 21. 1990-91 22. 1991-92 23. 1992-93 24. 1993-94 25. 1994-95 26. 1995-96 27. 1996-97 28. 1997-98 29. 1998-99 30. 1999-00 31. 2000-01 32. 2001-02 33. 2002-03 34. 2003-04 35. 2004-05 36. 2005-06 37. 2006-07 38. 2007-08 39. 2008-09 40. 2009-10 41. 2010-11 42. 2011-12 43. 2012-13 44. 2013-14 45. 2014-15 46. 2015-16 47. 2016-17 48. 2017-18 49. 2018-19 50. 2019-20 51. 2020-21 52. 2021-22 53. 2022-23 54. 2023-24 55. 2024-25 56. 2025-26 57. 2026-27 58. 2027-28 59. 2028-29 60. 2029-30 61. 2030-31 62. 2031-32 63. 2032-33 64. 2033-34 65. 2034-35 66. 2035-36 67. 2036-37 68. 2037-38 69. 2038-39 70. 2039-40 71. 2040-41 72. 2041-42 73. 2042-43 74. 2043-44 75. 2044-45 76. 2045-46 77. 2046-47 78. 2047-48 79. 2048-49 80. 2049-50 81. 2050-51 82. 2051-52 83. 2052-53 84. 2053-54 85. 2054-55 86. 2055-56 87. 2056-57 88. 2057-58 89. 2058-59 90. 2059-60 91. 2060-61 92. 2061-62 93. 2062-63 94. 2063-64 95. 2064-65 96. 2065-66 97. 2066-67 98. 2067-68 99. 2068-69 100. 2069-70 101. 2070-71 102. 2071-72 103. 2072-73 104. 2073-74 105. 2074-75 106. 2075-76 107. 2076-77 108. 2077-78 109. 2078-79 110. 2079-80 111. 2080-81 112. 2081-82 113. 2082-83 114. 2083-84 115. 2084-85 116. 2085-86 117. 2086-87 118. 2087-88 119. 2088-89 120. 2089-90 121. 2090-91 122. 2091-92 123. 2092-93 124. 2093-94 125. 2094-95 126. 2095-96 127. 2096-97 128. 2097-98 129. 2098-99 130. 2099-00 131. 2100-01 132. 2101-02 133. 2102-03 134. 2103-04 135. 2104-05 136. 2105-06 137. 2106-07 138. 2107-08 139. 2108-09 140. 2109-10 141. 2110-11 142. 2111-12 143. 2112-13 144. 2113-14 145. 2114-15 146. 2115-16 147. 2116-17 148. 2117-18 149. 2118-19 150. 2119-20 151. 2120-21 152. 2121-22 153. 2122-23 154. 2123-24 155. 2124-25 156. 2125-26 157. 2126-27 158. 2127-28 159. 2128-29 160. 2129-30 161. 2130-31 162. 2131-32 163. 2132-33 164. 2133-34 165. 2134-35 166. 2135-36 167. 2136-37 168. 2137-38 169. 2138-39 170. 2139-40 171. 2140-41 172. 2141-42 173. 2142-43 174. 2143-44 175. 2144-45 176. 2145-46 177. 2146-47 178. 2147-48 179. 2148-49 180. 2149-50 181. 2150-51 182. 2151-52 183. 2152-53 184. 2153-54 185. 2154-55 186. 2155-56 187. 2156-57 188. 2157-58 189. 2158-59 190. 2159-60 191. 2160-61 192. 2161-62 193. 2162-63 194. 2163-64 195. 2164-65 196. 2165-66 197. 2166-67 198. 2167-68 199. 2168-69 200. 2169-70 201. 2170-71 202. 2171-72 203. 2172-73 204. 2173-74 205. 2174-75 206. 2175-76 207. 2176-77 208. 2177-78 209. 2178-79 210. 2179-80 211. 2180-81 212. 2181-82 213. 2182-83 214. 2183-84 215. 2184-85 216. 2185-86 217. 2186-87 218. 2187-88 219. 2188-89 220. 2189-90 221. 2190-91 222. 2191-92 223. 2192-93 224. 2193-94 225. 2194-95 226. 2195-96 227. 2196-97 228. 2197-98 229. 2198-99 230. 2199-00 231. 2200-01 232. 2201-02 233. 2202-03 234. 2203-04 235. 2204-05 236. 2205-06 237. 2206-07 238. 2207-08 239. 2208-09 240. 2209-10 241. 2210-11 242. 2211-12 243. 2212-13 244. 2213-14 245. 2214-15 246. 2215-16 247. 2216-17 248. 2217-18 249. 2218-19 250. 2219-20 251. 2220-21 252. 2221-22 253. 2222-23 254. 2223-24 255. 2224-25 256. 2225-26 257. 2226-27 258. 2227-28 259. 2228-29 260. 2229-30 261. 2230-31 262. 2231-32 263. 2232-33 264. 2233-34 265. 2234-35 266. 2235-36 267. 2236-37 268. 2237-38 269. 2238-39 270. 2239-40 271. 2240-41 272. 2241-42 273. 2242-43 274. 2243-44 275. 2244-45 276. 2245-46 277. 2246-47 278. 2247-48 279. 2248-49 280. 2249-50 281. 2250-51 282. 2251-52 283. 2252-53 284. 2253-54 285. 2254-55 286. 2255-56 287. 2256-57 288. 2257-58 289. 2258-59 290. 2259-60 291. 2260-61 292. 2261-62 293. 2262-63 294. 2263-64 295. 2264-65 296. 2265-66 297. 2266-67 298. 2267-68 299. 2268-69 300. 2269-70 301. 2270-71 302. 2271-72 303. 2272-73 304. 2273-74 305. 2274-75 306. 2275-76 307. 2276-77 308. 2277-78 309. 2278-79 310. 2279-80 311. 2280-81 312. 2281-82 313. 2282-83 314. 2283-84 315. 2284-85 316. 2285-86 317. 2286-87 318. 2287-88 319. 2288-89 320. 2289-90 321. 2290-91 322. 2291-92 323. 2292-93 324

Book Order and Shipping Address: **BRUNNEN** / Brunnen Verlag AG

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Alfred E. Hillman, Esq.

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No. CE/ 990 /BS1/WS/AH/AK of
COMMENCEMENT CERTIFICATE

12 JUN 2002

Ex. Engineer Bldg. Proposal [W.3.]
H and K - Wards
Municipal Office, R. K. Patkar Marg,
Bandra (West), Mumbai-400 050,

To,

M/s. Service Relators &
Developers Pvt. Ltd.

Ex. Engineer Bldg. Proposal (W.S.)
H and K - Wards,
Municipal Office, R. K. Patkar Marg,
Bandra (West), Mumbai-400 050.

Sir,

With reference to your application No. 7532 dated 30/3/2000 for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission under Section 346 of the Mumbai Municipal Corporation Act 1888 to erect a building.

To the development work of Bldg CTS No. 4/328, 339, 340, 4841
at premises at Street Chappal Road village Bandra west Plot
No. situated at Santacruz west Ward H. West.

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

1. The land vacated in consequence of the endorsement of the setback line/road widening line shall form part of the public street.

2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.

3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.

4. This permission does not entitle you to develop land which does not vest in you.

5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act, 1966.

6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :-

(a) The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.

(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.

(c) The Municipal Commissioner of Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of Section 42 of 45 of the Maharashtra Regional and Town Planning Act, 1966.

7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri A. K. MATTA
Asst. Executive Engineer to exercise his powers and functions of the Planning
Authority under Section 45 of the said Act.

This 'C' is valid upto 11-6-2003

The Commencement Certificate is
for carrying out the work up to shift 8'-6" only

For and on behalf of Local Authority
The Municipal Corporation of Greater Mumbai

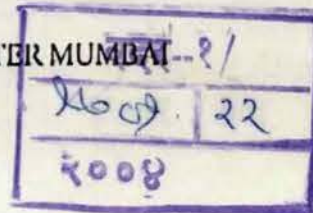
Executive Eng./Assistant Eng. Building Proposals
(Western Subs.) 'H & K/West' 'K/East & P'/Wards'

FOR

MUNICIPAL CORPORATION FOR GREATER MUMBAI

CERTIFIED TRUE COPY

G. K. VANWARI



Valid up to 11.6.2003

CE/ 990 /BSII/WS/AH of 0 JUL 2002

Further C. C. is now extended

For height rendered, the c.c. top of shift
as per approved plan dt. 1.7.2002.

Asslt. Engr. B. P. (WS). E/E/W

Valid up to 11.6.2003

CE/ 990 /BSII/WS/AH of 10 JUL 2002

Further C. C. is now extended

For height top 2nd floor is 8.55mts high as per
approved plan dt. 1.7.2002

Asslt. Engr. B.P. (WS). AH

Valid up to 11.6.2003

CE/ 990 /BSII/WS/AH of 20 AUG 2002

Further C. C. is now extended

For 14.35mts height AGL ie top of 4th floor
as per approved plan dt. 1.7.2002

Asslt. Engr. B.P. (WS). AH

Valid up to 11.6.2003 31 OCT 2002

CE/ 990 /BSII/WS/AH of 31 OCT 2002

Further C. C. is now extended

For Full c.c. ie height Part 5th floor hts. 22.55mt. AGL incl. OHT
+ LMR as per approved plan dt. 01.07.2002

Asslt. Engr. B.P. (WS). AH

Valid up to 11-06-2003

CE/ 990 /BSII/WS/AH of 12 DEC 2002

Further C. C. is now extended

For Full c.c. 37.5 height AGL incl. OHT + LMR as per approved
Plan dt. 5.12.2002

Asslt. Engr. B.P. (WS). AH



CERTIFIED TRUE COPY

S. K. VANWARI
ARCHITECT

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

No. E. B./CE/

BS/A

of 200 200

MEMORANDUM No. CE/990/WS/AH of

Municipal Office,

Mumbai 200

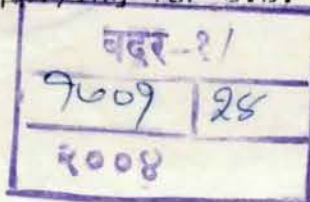
M/S. SAVLA RELATORS AND DEVELOPERS PVT.LTD.

20 MAY 2002

With reference to your Notice, letter No... 332...dated... 30.3.2002 and delivered on
.....200.....and the plans, Sections Specifications and Description and further particulars
and detail of your building, Proposed building on plot bearing C.T.S.No.H/338,
339, 340 Vill. Bandra (East) on Chappel Road at
furnished to me under your letter, dated 200 Santacruz (East). I have to inform you that I cannot approve
of the building or work proposed to be erected or executed, and I therefore hereby formally intimate to you,
under Section 346 of the Bombay Municipal Corporation Act as amended upto-date, my disapproval
by thereof reasons :—

A. CONDITIONS TO BE COMPLIED WITH BEFORE STARTING THE WORK /
BEFORE PLINTH C.C.

1. That the commencement certificate under section 44/69 (1)(a) of the M.R. T.P. Act will not be obtained before starting the proposed work.
2. That the compound wall is not constructed on all sides of the plot clear of the road widening line with foundation below level of bottom of road side drain without obstructing the flow of rain water from the adjoining holding to prove possession of holding before starting the work as per D.C. Regulation no. 38(27).
3. That the low lying plot will not be filled upto a reduced level of atleast 92 T.H.D. or 6" above adjoining road level whichever is higher with murum, earth, boulders etc. and will not be levelled, rolled and consolidated and sloped towards road side, before starting the work.
4. That the specifications for layout/D.P./or access roads/development of setback land will not be obtained from E.E.R.C.(W.S.) before starting the construction work and the access and setback land will not be developed accordingly including providing street lights and S.W.D. from E.E.R.C.(W.S.)/E.E.S.W.D. of W.S. before submitting B.C.C.
5. That the structural engineer will not be appointed, supervision memo as per appendix XI (regulation 5(3)(ix) will not be submitted by him.
6. That the structural design and calculations for the proposed work and for existing building showing adequacy thereof to take up the additional load will not be submitted before C.C.
7. That the regular/sanctioned/proposed lines and reservations will not be got demarcated at site through A.E.(Survey)/E.E.(T & C)/E.E.D.P./D.I.L.R. before applying for C.C.



CERTIFIED TRUE COPY

Celestin

L. K. VANWARI

() That proper gutters and down pipes are not intended to be put to prevent water dropping from the leaves of the roof on the public street.

() That the drainage work generally is not intended to be executed in accordance with the Municipal requirements.

Subject to your so modifying your intention as to obviate the before mentioned objections and meet by requirements, but not otherwise you will be at liberty to proceed with the said building or work at anytime before the... ~~10~~ day of... ~~5~~ 2003 but not so as to contravene any of the provision of the said Act, as amended as aforesaid or any rule, regulations or bye-law made under that Act at the time in force.

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

[Signature]
Executive Engineer, Building Proposals.
Zone, H Wards.

SPECIAL INSTRUCTIONS.

(1) THIS INTIMATION GIVES NO RIGHT TO BUILD UPON GROUND WHICH IS NOT YOUR PROPERTY.

(2) Under Section 68 of the Bombay Municipal corporation Act, as amended, the Municipal Commissioner for Greater Mumbai has empowered the City Engineer to exercise, perform and discharge the powers, duties and functions conferred and imposed upon and vested in the Commissioner by Section 346 of the said Act.

(3) Under Byelaw, No. 8 of the Commissioner has fixed the following levels:—

"Every person who shall erect as new domestic building shall cause the same to be built so that every part of the plinth shall be—

"(a) Not less than, 2 feet (60 cms.) above the centre of the adjoining street at the nearest point at which the drain from such building can be connected with the sewer than existing or thereafter, to be laid in such street."

"(b) Not less than 2 feet (60 cms.) above every portion of the ground within 5 feet (160 cms.) of such building.

"(c) Not less than 92 ft. () meters above Town Hall Datum."

(4) Your attention is invited to the provision of Section 152 of the Act whereby the person liable to pay property taxes is required to give notice of erection of a new building or occupation of building which has been vacant, to the Commissioner, within fifteen days of the completion or of the occupation whichever first occurs. Thus compliance with this provision is punishable under Section 471 of the Act irrespective of the fact that the valuation of the premises will be liable to be revised under Section 167 of the Act, from the earliest possible date in the current year in which the completion or occupation is detected by the Assessor and Collector's Department.

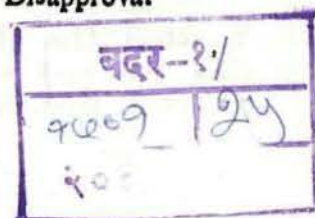
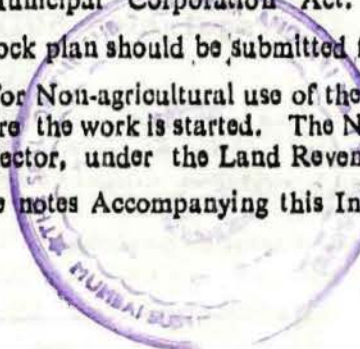
(5) Your attention is further drawn to the provision of Section 353-A about the necessity of submitting occupation certificate with a view to enable the Municipal Commissioner for Greater Mumbai to inspect your premises and to grant a permission before occupation and to levy penalty for non-compliance under Section 471 if necessary.

(6) Proposed date of commencement of work should be communicated as per requirements of Section 347 (1) (a) of the Bombay Municipal Corporation Act.

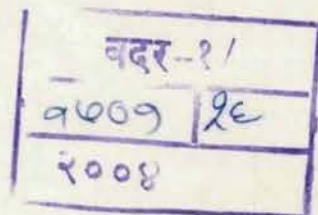
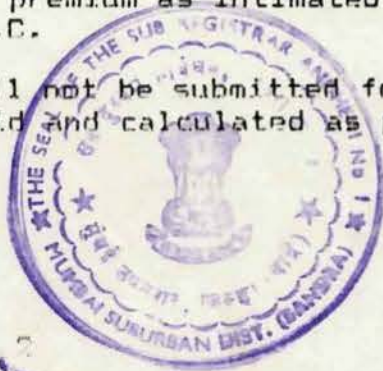
(7) One more copy of the block plan should be submitted for the Collector, Mumbai Suburbs District.

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

Attention is drawn to the notes Accompanying this Intimation of Disapproval



8. That the sanitary arrangement shall not be carried out as per Municipal specifications and drainage layout will not be submitted before C.C.
9. That the R.U.T. and additional copy of plan shall not be submitted for agreeing to hand over the setback land free of compensation and that the setback handing over cft. will not be obtained from W.O. that the ownership of the setback land will not be transferred in the name of M.C.G.M. before C.C.
10. That the agreement with the existing tenant alongwith the plan will not be submitted before C.C.
11. That the consent letter from the existing tenants for the proposed additions/alterations in their tenement will not be submitted before C.C.
12. That the I.B. indemnifying the Corporation for damages, risks, accidents etc. and to the occupiers and an undertaking regarding no nuisance will not be submitted before C.C./starting the work will not be submitted before C.C./starting the work.
13. That the existing structure proposed to be demolished will not be demolished or necessary Phase Programme with agreement will not be submitted and got approved before C.C.
14. That the requirements of N.O.C. of (i) B.S.E.S.Ltd. will not be obtained and the requisitions if any will not be complied with before occupation cft./B.C.C.
15. That the qualified/registered site supervisor through architect/structural engineer will not be appointed before applying for C.C.
16. That the extra water and sewerages charges will not be paid to A.E.W.W.H/West ward before C.C.
17. That the development charges as per M.R.T.P.(amendment) Act, 1992 will not be paid.
18. That the R.U.T. in prescribed proforma agreeing to demolish the excess area if constructed beyond permissible FSI Shall not be submitted before asking for C.C.
19. That the requisite premium as intimated will not be paid before applying for C.C.
20. That the R.U.T. shall not be submitted for payment of difference in premium paid and calculated as per revised land rates.



No. CE/990/WS/AH of 20 MAY 2002

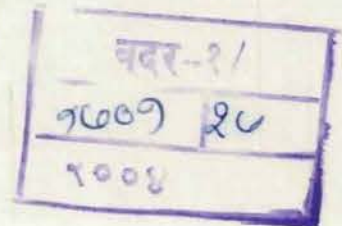
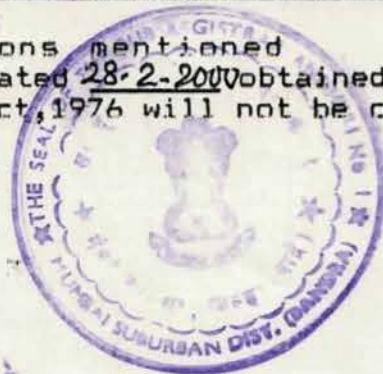
21. That the C.C. shall not be asked unless payment of advance for providing treatment at construction site is made from Insecticide Officer and provision shall be made as and when required by the Insecticide Officer for inspection of water tanks by providing safe but stable ladder.
22. That the Janta Insurance Policy or policy to cover the compensation claims arising out of workman's compensation Act 1923 will not be taken out before starting the work and also will not be renewed during the construction work.
23. That the last A.A. & C. H/West Ward bill shall not be submitted.
24. That the separate P.R.C. for setback shall not be submitted.
25. That the lift inspector's certificate shall not be submitted.
26. That the completion certificate from site supervisor shall not be submitted.
27. That the stability certificate from Structural Engineer shall not be submitted.
28. That the soil investigation will not be done and report thereof will not be submitted with structural design.
29. That the building will not be designed with the requirements of all relevant IS codes including IS code 1893 for earthquake design while granting occupation certificate from Structural Engineer to that effect will be insisted.

B. CONDITIONS TO BE COMPLIED BEFORE FURTHER C.C

1. That the notice in the form of appendix XVII of D.C.R. shall not be submitted on completion of plinth.
2. That N.O.C. from Civil Aviation department will not be obtained for the proposed height of the building.
3. That the requirement of N.O.C. from C.A., U.L.C. & R. Act will not be complied with before starting the work above plinth level.
4. That the stability certificate from Structural Engineer for plinth completion shall not be submitted.

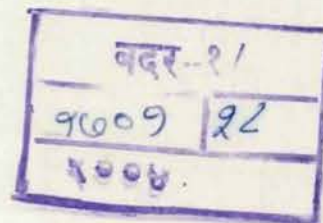
C. GENERAL CONDITIONS TO BE COMPLIED WITH BEFORE O.C. :-

1. That the conditions mentioned in the clearance No. C/ULC/D-III/22/6556 dated 28-2-2000 obtained from Competent Authority under U.L.(C.&R.) Act, 1976 will not be complied with.



No. CE/990/WS/AH of 26 MAY 2002

2. That some of drains will not be laid internally with C.I.pipes.
3. That the dust bin will not be provided as per C.E.'s circu No.CE/9297/II dated 26.6.1978.
4. That the surface drainage arrangement will not be made in consultation with E.E.(S.W.D.) or as per his remarks and a completion certificate will not be obtained and submitted before applying for occupation certificate/B.C.C..
5. That the existing well will not be covered with R.C.C. slab.
6. That the 10' wide paved pathway upto staircase will not be provided.
7. That the surrounding open spaces, parking spaces and terrace will not be kept open and unbuilt upon ;and will not be levelled and developed before requesting to grant permission to occupy the bldg. or submitting the B.C.C. whichever is earlier.
8. That the name plate/board showing plot no., name of the bldg. etc. shall not be displayed at a prominent place before D.C.C./B.C.C.
9. That the carriage entrance will not be provided before starting the work.
10. That the parking spaces will not be provided as per D.C.R.No.36.
11. That B.C.C.will not be obtained and IOD and debris deposit etc. will not be claimed for refund within a period of six years from the date of its payment.
12. That every part of the building constructed and more particularly overhead water tank will not be provided with the proper access for the staff of Insecticide Officer with a provision of temporary but safe and stable ladder.
13. That the owner/developer will not hand over the possession to the prospective buyer before obtaining occupation permission.
14. That the letter box of appropriate size shall not be provided for all the tenements, at the ground floor.
15. That the infrastructural works such as construction of hand-holes/panholes, ducts for underground cables, concealed wiring inside the flats/rooms, rooms/space for telecom installations etc. required for providing telecom services shall not be provided.
16. That the regulation No.45 and 46 of D.C.Reg.1991 shall not be complied with.



No. CE/990/WS/AH of 20 MAY 2002

D) CONDITIONS TO BE COMPLIED WITH BEFORE B.C.C.:-

1. That the cft. n/s. 270-A of the B.M.C. Act will not be obtained from H.E.'s department regarding adequacy of water supply.

F:\WS\JKS\IOD\990AH 1652002

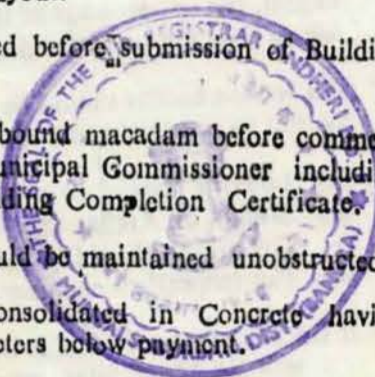
Handwritten signature
20/05/02
Ex. Engineer Bldg. Proposal [W.S.]
H and K - Wards



वदर-१/	
१५०९	२६
५००४	

20 MAY 2002

- (1) The work should not be started unless objections *A/H* are complied with.
- (2) A certified set of latest approved plans shall be displayed on site at the time of commencement of the work and during the progress of the construction work.
- (3) Temporary permission on payment of deposit should be obtained for any shed to house and store for constructional purposes. Residence of workmen shall not be allowed on site. The temporary structures for storing constructional material shall be demolished before submission of building completion certificate and a certificate signed by Architect submitted along with the building completion certificate.
- (4) Temporary sanitary accommodation on full flushing system with necessary drainage arrangement should be provided on site for workers, before starting the work.
- (5) Water connection for constructional purposes will not be given until the hoarding is constructed and application made to the Ward Officer with the required deposit for the construction of carriage entrance, over the road side drain.
- (6) The owners shall intimate the Hydraulic Engineer or his representative in Wards at least 15 days prior to the date of which the proposed construction work is taken in hand that the water existing in the compound will be utilised for their construction works and they will not use any Municipal Water for construction purposes. Failing this, it will be presumed that Municipal tap water has been consumed on the construction works and bills preferred against them accordingly.
- (7) The hoarding or screen wall for supporting the depots of building materials shall be constructed before starting any work even though no materials may be expected to be stabled in front of the property. The scaffoldings, bricks, metal, sand, preps, debris, etc. should not be deposited over footpaths or public street by the owner/architect/their contractors, etc. without obtaining prior permission from the Ward Officer of the area.
- (8) The work should not be started unless the manner in obviating all the objection is approved by this department.
- (9) No work should be started unless the structural design is approved.
- (10) The work above plinth should not be started before the same is shown to this office Sub-Engineer concerned and acknowledgment obtained from him regarding correctness of the open spaces and dimension.
- (11) The application for sewer street connections, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation will require time to consider alternative site to avoid the excavation of the road and footpath.
- (12) All the terms and conditions of the approved layout/sub-division under No. _____ of _____ should be adhered to and complied with.
- (13) No Building/Drainage Completion Certificate will be accepted non water connection granted (except for the construction purposes) unless road is constructed to the satisfaction of the Municipal Commissioner as per the provision of Section 345 of the Bombay Municipal Corporation Act and as per the terms and conditions for sanction to the layout.
- (14) Recreation ground or amenity open space should be developed before submission of Building Completion Certificate.
- (15) The access road to the full width shall be constructed in water bound macadam before commencing work and should be complete to the satisfaction of Municipal Commissioner including asphalt, lighting and drainage before submission of the Building Completion Certificate.
- (16) Flow of water through adjoining holding or culvert, if any should be maintained unobstructed.
- (17) The surrounding open spaces around the building should be consolidated in Concrete having broken glass pieces at the rate of 125 cubic meters per 10 sq. meters below payment.
- (18) The compound wall or fencing should be constructed clear of the road widening line with foundation below level of bottom of road side drain without obstructing flow of rain water from adjoining holding before starting the work to prove the owner's holding. *बदर-१/*
- (19) No work should be started unless the existing structures proposed to be demolished are demolished. *बदर-३०*



9609	30
2002	

- (20) This Intimation of Disapproval is given exclusively for the purposes of enabling you to proceed further with the arrangements of obtaining No Objection Certificate from the Housing Commissioner under Section 13(h) (II) of the Rent Act and in the event of your proceeding with the work either without an intimation about commencing the work under Section 347 (1) (aa) or your starting the work without removing the structures proposed to be removed the act shall be taken as a severe breach of the conditions under which this Intimation of Disapproval is issued and the sanctioned will be revoked and the commencement certificate granted under Section 45 of the Maharashtra Regional and Town Planning Act, 1966, (12 of the Town Planning Act), will be withdrawn.
- (21) If it is proposed to demolish the existing structures by negotiations with the tenants, under the circumstances, the work as per approved plans should not be taken up in hand unless the City Engineer is satisfied with the following :—
- Specific plans in respect of evicting or rehousing the existing tenants on your stating their number and the area in occupation of each.
 - Specifically signed agreement between you and the existing tenants that they are willing to avail of the alternative accommodation in the proposed structure at standard rent.
 - Plans showing the phased programme of construction has to be duly approved by this office before starting the work so as not to contravene at any stage of construction, the Development Control Rules regarding open spaces, light and ventilation of existing structure.
- (22) In case of extension to existing building, blocking of existing windows of rooms deriving light and its from other sides should be done first before starting the work.
- (23) In case of additional floor no work should be start or during monsoon which will same arise water leakage and consequent nuisance to the tenants staying on the floor below.
- (24) The bottom of the over head storage work above the finished level of the terrace shall not be more than 1 metre.
- (25) The work should not be started above first floor level unless the No Objection Certificate from the Civil Aviation Authorities, where necessary is obtained
- (26) It is to be understood that the foundations must be excavated down to hard soil.
- (27) The positions of the nahanis and other appurtenances in the building should be so arranged as not to necessitate the laying of drains inside the building.
- (28) The water arrangement must be carried out in strict accordance with the Municipal requirements
- (29) No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing of the Municipal Commissioner for Greater Mumbai, as required in Section 381-A of the Municipal Corporation Act.
- (30) All gully traps and open channel drains shall be provided with right fitting mosquito proof covers made of wrought iron plates or hinges. The manholes of all jisterns shall be covered with a properly fitting mosquito proof hinged cast iron cap over in one piece, with locking arrangement provided with a bolt and huge screwed on highly serving the purpose of a lock-and the warning pipes of the ribbet pressed with screw or dome shape pieces (like a garden mari rose) with copper pipes with perfections each not exceeding 1.5 mm. in diameter. The cistern shall be made easily, safely and permanently a ceasible by providing a firmly fixed iron ladder, the upper ends of the ladder should be earmarked and extended 40 cms. above the top where they are to be fixed an its lower ends in cement concrete blocks.
- (31) No broken bottles should be fixed over boundary walls. This prohibition refers only to broken bottles to not to the use of plane glass for coping over compound wall.
- (32) (a) Louvres should be provided as required by Bye-law No. 5 (b).
 (b) Lintels or Arches should be provided over Door and Window opening.
 (c) The drains should be laid as require under Section 234-1 (a).
 (d) The inspection chamber should be plastered inside and outside.
- (33) If the proposed additional is intended to be carried out on old foundations and structures, you will do so at your own risk.

Copy to ARCHITECT

CERTIFIED TRUE COPY

Shri. G. K. Vanwari

Santacruz (W)

Executive Engineer, Building Proposals

Zones.....Wards.	
9609	39
400	

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AQFPS8868P



पिता का नाम /FATHER'S NAME
AZIMUDDIN NIZAM MUDDIN KHAN

जन्म तिथि / DATE OF BIRTH
01-09-1958

हस्ताक्षर /SIGNATURE

RIGHT

आयकर आयुक्त (कम्प्यूटर केन्द्र)
Commissioner of Income-tax (Computer Operations)



बदर १/
१७०९ १३२
२००९



26/02/2004

दुय्यम निबंधकः

दस्त गोषवारा भाग-1

4:18:42 pm

अंधेरी 1 (बांद्रा)

वदर1

दस्त क्र 1701/2004

दस्त क्रमांक : 1701/2004

दस्ताचा प्रकार : करारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

1

नाव: रेहाना शेख
पत्ता: घर/फ्लॅट नं: -
गल्ली/रस्ता: -
ईमारतीचे नाव: देवीदास बंगला
ईमारत नं: -
पेट/वसाहत: -
शहर/गाव: सांताक्रुझ
तालुका: -
पिन: 58

लिहून घेणार

वय 46

सही *Rehana Ishaq*

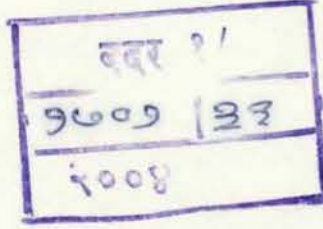
2

नाव: सावला रियल्टर्स अॅण्ड डेव्ह. तर्फे पंकज जोशी
पत्ता: घर/फ्लॅट नं: 1
गल्ली/रस्ता: हसनाबादलेंग
ईमारतीचे नाव: समर
ईमारत नं: -
पेट/वसाहत: -
शहर/गाव: सांताक्रुझ
तालुका: -
पिन: 54

लिहून देणार

वय 50

सही

Pankaj Joshi

दस्तऐवज करून देणार तथाकथीत [करारनामा] दस्तऐवज करून दिल्याचे कबूल करतात.

1 OF 1



दस्त गोषवारा भाग - 2

वदर1

दस्त क्रमांक (1701/2004)

दस्त क्र. [वदर1-1701-2004] चा गोषवारा
बाजार मुल्य : 682000 मांबदला 0 भरलेले मुद्रांक शुल्क : 19750

पावती क्र.: 1704 दिनांक: 26/02/2004
पावतीचे वर्णन
नाव: रेहाना शेख - -

दस्त हजर केल्याचा दिनांक : 26/02/2004 04:12 PM
निष्पादनाचा दिनांक : 24/02/2004
दस्त हजर करणा-याची सही :

Rehana I Shakh.

7000 : नोंदणी फी
700 : नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) >
एकत्रित फ्री

7700: एकूण

दस्ताचा प्रकार : 25) करारनामा
शिवका क्र. 1 ची वेळ : (सादरीकरण) 26/02/2004 04:12 PM
शिवका क्र. 2 ची वेळ : (फी) 26/02/2004 04:17 PM
शिवका क्र. 3 ची वेळ : (कबुली) 26/02/2004 04:18 PM
शिवका क्र. 4 ची वेळ : (ओळख) 26/02/2004 04:18 PM

दस्त नोंद केल्याचा दिनांक : 26/02/2004 04:18 PM

दु. निबंधकाची सही, अंधेरी 1 (बांदा)

ओळख :
खालील इसम अस निवेदीत करतात की, ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात,
व त्यांची ओळख पटवितात.

1) आरीफ शेख, घर/फ्लॅट नं: -

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: बांद्रा कॉलनी-

पेठ/वसाहत: -

शहर/गाव: -

तालुका: बांद्रा

पिन: 51

2) के डी कांबन - , घर/फ्लॅट नं: वरीलप्रामाणे

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

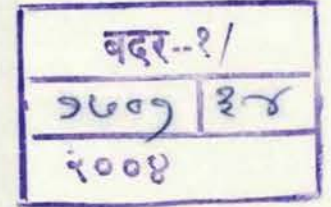
पेठ/वसाहत: -

शहर/गाव: -

तालुका: -

पिन: -

दु. निबंधकाची सही
अंधेरी 1 (बांदा)



प्रमाणित करणेत येते की, या
दस्तामध्ये एकूण.... 36... पाने आहेत.

सह. दुय्यम निबंधक, अंधेरी-क. १,
मुंबई उपनगर जिल्हा.

वदर-१/१७०१/२००४

पुस्तक क्रमांक १, क्रमांक वर
मांबदला.

दिनांक: 28/2/04

सह दुय्यम निबंधक, अंधेरी-क. १,
मुंबई उपनगर जिल्हा.



Bandra - west

C.T.S. NO. 4/340

Area = 932.39. Carpet

monthly Rent Rs = 47.75/-

$$6500 \times 86.62 \times 1.2 = 676,000$$

$$144 \times 47.75 = 6900$$

$$\begin{array}{r} 6900 \\ 5730 \\ \hline 682,000 \end{array}$$

$$W = 683,000 /$$

$$Sp = 19,750 /$$

$$Rf = 6830 /$$

$$Ar = -$$

$$19670$$

$$+ 100 - ADJ.$$

DATED THIS DAY OF 2003/04

Between

M/S. SAVLA REALTORS & DEVELOPERS
PVT. LTD. .. Owners/Builders

And

MR./MRS./M/S. Rehana J. Sheikh
.. Tenant/Purchaser

6,83,000 - mv ✓

AGREEMENT FOR SALE

- 19750 -

6830 -

1701

scored 5.06

CERTIFIED TRUE COPY

RAGHAVAN ARAYIL VEETIL
F.C.M. L.L.B.
Advocates High Court
Off. No. 5A C Floor, Shoppe Point,
Next to Motimahal Hotel, S. V. Road,
Mumbai-400 055.
E-mail: raghavanveetil@gmail.com

Annexure "C"

(24)

H and K — Wards,
Municipal Office, R. K. Patkar Marg,
Bandra (West), Mumbai-400 050.

BRIHANMUMBAI MAHANAGARPALIKA

NO. CE/290/WS/AH

11 NOV 2003

FULL OCCUPANCY CERTIFICATE

To,
✓ M/s. Savla Realtors & Developers Pvt.Ltd.
G-6, Gulab Manzil, 2nd Hansabad Lane,
Santacruz (West),
Mumbai-400 054.

Sir,

The full development work of Building comprises Stilt + 9 upper & 10th (Pl.) floors on plot bearing C.T.S. No. H/338, 339, 340 & 341, situated at Chapel Road, Santacruz (West), of Village Bandra (West) Mumbai, completed under the supervision of Shri G.K. Vanwari, Architect /License No. V-28 may be occupied on the following conditions :

1) That the Cft. under section 270-A of B.M.C. Act obtained from H.E. and a certified true copy of the same shall be submitted to this office within three months from the date of issue of occupancy certificate.

2) This occupancy cft. is granted with prejudice. Any action initiated under section 353-A/471 of B.M.C. Act.

3) Transfer of setback area of 30' 0" Road to be in the name of M.C.G.M. in P.R.C. which ever is earlier, shall be submitted to this office.

A set of certified completion plan is attached herewith.

Yours faithfully,



Executive Engineer Building Proposal
(Western Suburbs) H & K/East Wards.

No. CE/290/WS/AH

11 NOV 2003

Architect: Shri G.K. Vanwari.



4) Dy. A.A. & C.(S)
5) Sup. H/W Ward, 6) A.E.W.W. H/W Ward
Commissioner, H/W Ward
information please.

E.E.B.P.(W.S.) H& K/E Wards

पुस्तक प्र. १	1224	909
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