



MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No CHE/CTY/0193/F/N/337(NEW)/CC/4/Amend

COMMENCEMENT CERTIFICATE

To,
Percy S.Chowdhary, director, Yazrina Esate &
Investment Pvt Ltd
JMC House, Bisleri Compound, off Western Express
Highway, Andheri (E), Mumbai

Sir,
With reference to your application No. **CHE/CTY/0193/F/N/337(NEW)/CC/4/Amend** Dated. **06 Feb 2018** 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 no 337 (New) dated **06 Feb 2018** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. **739 to 742** C.T.S. No. **552/10 to 555/10** Division / Village / Town Planning Scheme No. **Matunga** situated at **parasi colony Road No. 5 & Jahangir Vimadlal Road** Road / Street in **F/North** Ward .

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

1. The land vacated on 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 and 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 43 or 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. **Ex. Eng. (B.P.) City-II** Executive Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 28/6/2017

Issue On : 29 Jun 2015

Valid Upto : 28 Jun 2017

Application Number :

Remark :

This C.C. is issued upto plinth level for Bldg. 'C' only as approved plan dated 10/06/2014.

Issue On : 28 Nov 2018

Valid Upto : 27 Nov 2019

Application Number :

Remark :

This CC is endorsed upto 13th floor for Wing "C" as per amended approval dated 25.07.2018.

Issue On : 26 Jul 2019

Valid Upto : 25 Jul 2020

Application Number :

CHE/CTY/0193/F/N/337(NEW)/CC/4/Amend

Remark :

This plinth C.C. upto top of plinth level is granted as per the last approved plan dated 25.07.2018.

✓
Name : Narendra Shahu
Pagare
Designation : Executive
Engineer
Organization : Municipal
Corporation Of Greater Mumbai
Date : 26-Jul-2019 22: 56:22

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

Cc to :

1. Architect.
2. Collector Mumbai Suburban /Mumbai District.

Executive Engineer . Building Proposal

City F/North Ward





DECLARATION

TO WHOMSOEVER IT MAY CONCERN

This is to certify that 'Yazarina Estate & Investments Private Limited', a company, incorporated under the provisions of the Companies Act, 1956 and deemed existing under the provisions of Companies Act, 2013, and then having its registered office at 702, Natraj, M.V. Road Junction, Western Express Highway, Andheri (East), Mumbai 400069 has been merged with 'Keystone Realtors Private Limited', a company, incorporated under the provisions of the Companies Act, 1956 and deemed existing under the provisions of the Companies Act, 2013, and having its registered office at 702, Natraj, M.V. Road Junction, Western Express Highway, Andheri (East), Mumbai 400069 vide Order dated 14th September, 2017 passed by the National Company Law Tribunal, Mumbai Bench under Company Scheme Petition Nos. 535/2017; 536/2017 and 538/2017 and accordingly, all the debts, borrowings and liabilities present or future and all the properties and assets whether moveable or immovable of 'Yazarina Estate & Investments Private Limited' stands transferred and vested in 'Keystone Realtors Private Limited'.

Date: 29th January 2020

Place : Mumbai

For KEYSTONE REALTORS PRIVATE LIMITED

DIRECTOR / AUTHORISED SIGNATORY

KEYSTONE REALTORS PVT. LTD.

Registered & Corp. Office : 702, NATRAJ, M. V. Road Junction, Western Express Highway,
Andheri (East), Mumbai - 400 069. Tel.: +91 - 22 - 6676 6888, Fax: +91 - 22 - 6676 6999.
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