



SLUM REHABILITATION AUTHORITY

Administrative Building, Anant Kanekar Marg, Bandra (East), Mumbai - 400 051
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM 'A')

No. SRA/ENG/3025/PN/PL/AP 77 OCT 2013

COMMENCEMENT CERTIFICATE

SALE BLDG.NO.1 (WING 'A')

TO
M/s. Transcon-Sheth Creators Pvt.Ltd.

C-302, Waterford Bldg., 3rd floor,

Juhu Lane, Above Navnit Motors,
Juhu Lane, Andheri (W), Mumbai-400 059.

Sir

With reference to your application No. 2766 dated 04/06/2013 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 45 of Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No.

CTS No. 322/C(pt.), 323/A, 325/A(pt.), 326, 327, 328, 330, 330/1-2, 331, 332, 333, 365, 365/1 to 4, 366, 367, 368, 369, 370, 371(pt.), 372, 373, 374(pt.), 375, 376/A(pt.), 376/1-5, 377, 378, 379, 380, 381, 382/A(pt.), 410, 422, 424, 425, 429 & 427
of village Valnai T.P.S.No.

ward P/N Situated at Malad West Taluka Borivali, C/lem at

New Link Road, Malad (W) in P/W8 Ward.

The Commencement Certificate/Building Permit is granted subject to compliance of mentioned in LOI

UR No. SRA/ENG/0158/PL/PL/LOT dt. 16/05/2013

IDA UR No. SRA/ENG/3025/PN/PL/AP dt. 05/09/2013

and on following conditions.

1. The land vacated in consequence of 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 reason until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year from the date of its issue. However the construction work should be commenced within three months from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you or in contravention of the provision of coastal Zone Management plan.
5. If construction is not commenced 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 C.E.O. (SRA) 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 condition subject to which the same is granted or any of the restrictions imposed by the C.E.O. (SRA) is contravened or not complied with.
 - (c) The C.E.O. (SRA) 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 and 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 C.E.O. (SRA) has appointed SHRI AVINASH RAO

Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

This C.C. is granted for work up to podium top of proposed Sale Bldg.No.1 Wing 'A'.

For and on behalf of Local Authority
The Slum Rehabilitation Authority

Executive Engineer (SRA) (W.S.)

FOR
CHIEF EXECUTIVE OFFICER
(SLUM REHABILITATION AUTHORITY)

SRA/ENG/3025/PN/PL/AP 14 MAR 2014

This plinth c.c. is granted up to podium top of proposed sale building No.1 (wing 'B') as per approved plans dt. 5.9.2013

[Signature]
14/3/14
Executive Engineer - (w.s.)
Slum Rehabilitation Authority

SRA/ENG/3025/PN/PL/AP 23 DEC 2014

This c.c. is now further extended for sale Pkwy no. 1 (Wing 'A') upto 40th floor as per approved plan dated 05-09-2013.

[Signature]
Executive Engineer - (w.s.)
Slum Rehabilitation Authority

SRA/ENG/3025/PN/PL/AP 11 NOV 2015

This c.c. is further extended from 41st to 54th Floor, i.e. Full c.c. including OHT, LNR, to wing 'A' and podium top i.e. 1st Floor to 25th Floor to wing 'B' of Sale Building No. 1 as per approved plans dated 05/09/2015 -

[Signature]
Executive Engineer - (w.s.)
Slum Rehabilitation Authority

SRA/ENG/3025/PN/PL/AP 5 JUL 2016

This c.c. is re-endorsed and further extended for sale Building No. 1 (wing - B) from 26th floor to 35th upper floor and plinth c.c. upto podium top of (wing - C) as per amended approved plans dt.:- 12/05/2016.
(only R.C.C. work for wing 'B')

[Signature]
Executive Engineer
Slum Rehabilitation Authority

See/EN5/3025/PN/PL/AP-1 JUN 2017

This C.C.'s further extended for coing A from 55th to 58th upper floors including OHT and LMR for full height and re-endorsed for coing B from 26th to 35 floors for full finishing work and further extended for coing B from 36 to 58th upper floors including OHT and LMR for full height as per amended approved plan dtd 01/06/2017.


Executive Engineer
Slum Rehabilitation Authority