

NO. ONE/ 8541 / DT/95/AP/AM
4 OCT 2004

COMMENCEMENT CERTIFICATE

To
✓ SHRI VIKAS R. OBEROI, DIRECTOR
M/s. KINGSTON PROPERTY PVT. LTD.
C.A. TO OWNER (M/S. NOKARTIS INDIA LTD.)

Office of the
Asst. Engr. P.W.D. (E.S.) P & R. 2000
Brihanmumbai Municipal Corporation
Municipal Engineer, Mumbai - 400 007

Sir,
With reference to your application No. 700 dated. 03.06.2004 for Development Permission and grant of Commencement Certificate under Sector 45 & 69 of the Maharashtra Regional and Town Planning Act 1956, to carry out development and building permission under section 346 of the Bombay Municipal Corporation Act 1888 to erect a building to the development work of Proposed Tower - A, B & C C.T.S. No. 500-A/E, 500-A/F, to 56, 502/50-A, 502/50-A at premises at Street of 18.30 mt. & 13.20 mt. wide Municipal Road, Village Pahadi Gorejano, Plot No. Sub-Plot A, Off W.E. Highway situated at Gorejano (East) Ward. P/South

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 erected or allowed to be occupied or used or permitted to be used by any person until necessary 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 1956.
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 for 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 & 45 of the Maharashtra Regional and Town Planning Act 1956.
7. The conditions of this certificate shall be binding not only on the applicant but also on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.



The Municipal Commissioner has appointed Shri S.K. Godbole Assistant Engineer to exercise his power and functions of the planning Authority under Section 45 of the said Act.

This C.C. is restricted for work up to Basement + 2 level Podium + Top of Stilt Slab level i.e. total height For and on behalf of Local Authority upto 16.0 mt. of Tower A, B & C. Brihanmumbai Mahanagarpalika

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Asst. Engineer, Building Proposal (West Sub)
P & R/Werda
FOR

MUNICIPAL COMMISSIONER FOR GREATER MUMBAI

(Signature)