

**MUNICIPAL CORPORATION OF GREATER MUMBAI**

**FORM 'A'**

**MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.**

No. EEBPC/ 5918/451A of 20/03/2012.

**COMMENCEMENT CERTIFICATE**

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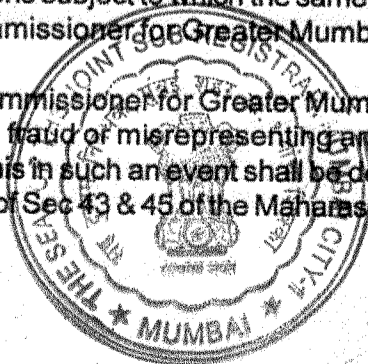
To,  
M/s Indiabulls Infraestate Ltd.  
Indiabulls Finance Center, Tower  
14<sup>th</sup> Floor, S. B. Marg  
Elphinstone, Mumbai- 400013

Ex. Eng. Bldg. Proposal (City) III  
'E' Ward Municipal Offices, 3rd Floor,  
10, S. K. Hafizuddin Marg, Byculla,  
Mumbai - 400 008.

Sir,

With reference to your application No. 8271 dated 28/12/2010 for Development Permission and grant of Commencement Certificate under Section 44 and 69 of the Maharashtra Regional and Town planning Act., 1966, to carry out development for Proposed redevelopment on plot bearing C.S. No. 131, 132 & 132 of Lower Parel Division known as Bharat & Godar Mills and building permission under section 346 of the Bombay Municipal Corporation Act., 1888, to erect a building in Building No. --- on Plot No./C.S.No./C.T.S. No. 131, 132 & 132 Division/Village/Town Planning Scheme No. Lower Parel Division Situated at Road/Street Ganpatrao Kadam Marg Ward 4/S 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 laps 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 sanction 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 misrepresenting and the applicant and every person deriving title through or under his in such an event shall be deemed to have carried out the development work in contravention of Sec 43 & 45 of the Maharashtra Regional and Town Planning Act., 1966.



P.T.O.

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

8) The Municipal Commissioner has appointed Shri. R. E. Ghate  
Assistant Engineer, to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

This Commencement Certificate is valid upto 19/03/2013.  
THIS C.S. ISSUED upto top of upper basement i.e. plinth  
for the portion marked hatch for wing A, B, C & D as  
per approved plan dtd. 25/07/2011

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

W.R.  
20/3/12  
Assistant Engineer  
Building Proposals (City)/(R&R)

For MUNICIPAL COMMISSIONER FOR GREATER MUMBAI.  
EB/5918/GS/A dt 12-6-2013

This C.C. is endorsed upto top of entire upper basement  
ie upto plinth level as per amended plan dt 7-1-2013

Amend  
12/6/13  
AEBPC-III

EB/5918/GS/A dt. 03-9-13

This C.C. is further extended as full C.C. for  
wing 'A & B' including LMR, upto 4<sup>th</sup> floor for wing 'C'  
upto 4<sup>th</sup> floor for wing 'B' as per last approved amended  
Plan dated 10/07/2013



EB/5918/GS/A dt. 25/08/15

Amend  
31/8/15  
AEBPC-III

This C.C. is endorsed as full C.C. for wing A, B & D  
and 4<sup>th</sup> floor for wing 'C' as per last approved amended  
Plan dated 10/04/2015

Amend  
25/8/15  
AEBPC-VI

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Annexure 'C'

C - 3



**MUNICIPAL CORPORATION OF GREATER MUMBAI**  
**FORM 'A'**  
**MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966**  
No EB/5918/GS/A

**COMMENCEMENT CERTIFICATE**

To,  
M/s. Indiabulls Infraestate Ltd.  
Indiabulls Finance Centre, Tower 1, 14th floor, S.B.  
Marg, Elphinstone(W), Mumbai -13.

Sir,

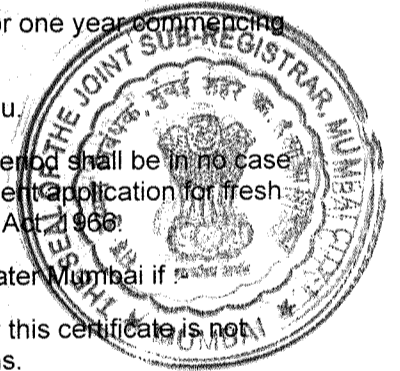
With reference to your application No. **EB/5918/GS/A** Dated. **10/7/2018** for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 no 337 (New) dated **10/7/2018** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. - C.T.S. No. **131,132 and 1/132** Division / Village / Town Planning Scheme No. **LOWER PAREL** situated at **GANPATRAO KADAM MARG** Road / Street in **G/South** 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. **Asst.Eng.(BP)City VI G/South (Rajendra Anandrao Jadhav)** Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

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This CC is valid upto 19/3/2018

Issue On : 20/3/2012 Valid Upto : 19/3/2018

Remark :

This C. C. is issued upto top at upper basment i.e plinth for the portion marked hatch for wing A, B, C & D as per approved plan dated 25.07.2011.

Approved By  
Mr. Ghate  
Assistant Engineer (BP)

Issue On : 12/6/2013 Valid Upto : 19/3/2018

Remark :

This C.C. is endorsed upto top of entire upper basement i.e. plinth level as per approved plan dated 07.01.2013.

Approved By  
AEBP-6  
Assistant Engineer (BP)

Issue On : 3/9/2013 Valid Upto : 19/3/2018

Remark :

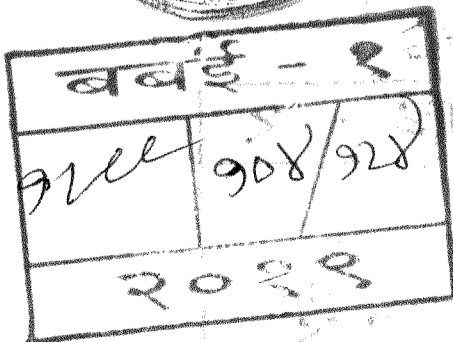
This C.C. is further extended as full C.C. for wing 'A' and 'B' including LMR, upto 43rd floors for wing 'C', upto 47th floors for wing 'B' as per approved plan dated 10.07.2013.

Approved By  
AEBP-6  
Assistant Engineer (BP)



EB/5918/CSM

Page 2 of 4 On 30-Jul-2018



Issue On : 25/8/2015

Valid Upto : 19/3/2018

Remark :

This C.C. is endorsed as full C.C. for wing A, B & D and 47th floors wing 'C' as per approved plan dated 10.04.2015.

Approved By

AEBP-6

Assistant Engineer (BP)

Issue On : 21/3/2017

Valid Upto : 19/3/2018

Remark :

The further CC is extended upto top of 53rd floor of wing C including LMR and OHWT over terrace.

Approved By

AEBP-6

Assistant Engineer (BP)

Issue On : 20/9/2017

Valid Upto : 19/3/2018

Remark :

This CC is re-endorsed and further extended for wing 'D' north side from 13th (pt) to 19th floors (in addition to earlier further CC for wing D south side upto 26th floor) as per approved amended plans dated 06.09.2017.

Approved By

AEBP-6

Assistant Engineer (BP)

Issue On : 1/2/2018

Valid Upto : 19/3/2018

Remark :

C.C. is re-endorsed and extended upto 55th floors along with LMR & OHT of wing 'C' and C.C. upto 30th (pt.)

EB/5918/GS/A

