

NOF-N/STGOVT/0064/20140719/AP/SB-2

COMMENCEMENT CERTIFICATE

SALE BUILDING NO. 02

To, M/S. SEJAL SHAKTI REALTORS LLP

Sejal Encasa, 173/174, S.V. Road,
 Opp. Bata Show Room, Kandivali (W),
 Mumbai - 400 067.

22 MAY 2019

Sir, With reference to your application No. 2267 dated 05/02/2019 for Development

Permission and grant of Commencement Certificate under section 44 & 69 of the Maharashtra Regional 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.

C.T.S. No. 6(Pt.), 16(Pt.) to 21(Pt.) of Salt Pan Division & C.S.No. 12(Pt.)
 of Sion Division, Mumbai City at Raoli Camp, Kokari Agar,
 Sardar Nagar No. 4, Sion Koliwada, Mumbai

of village _____ T.P.S.No. _____
 ward F/N Situated at Mumbai - 400 037

The Commencement Certificate / Building Permit is granted subject to compliance of mentioned in L.OI
 UR No. SRA/ENG/2985/FN/STGOVT&ML/LJI dt. 20/05/2019
 IDA/UR/NO. F-N/STGOVT/0064/20140719/AP/SB-2 dt. 22/05/2019
 and on following conditions

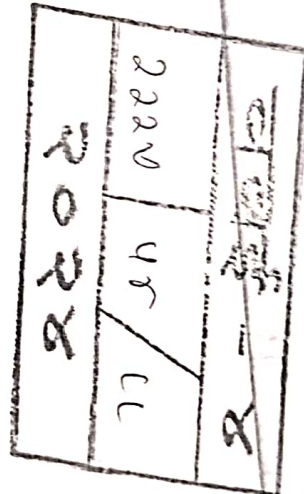
- The land vacated in consequence of endorsement of the setback line/road widening line shall form part of the Public Street.
- That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any reason until occupancy permission has been granted.
- 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.
- 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.
- 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.
- This Certificate is liable to be revoked by the C.E.O. (SRA) if:
 - 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.
 - 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.
 - 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.
- 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 _____ MAHISHI
 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 _____
 on _____ (Including Basements)

For and on behalf of Local Authority
 The Slum Rehabilitation Authority

 Executive Engineer (SRA)
 FOR
 COMPTROLLER & EXECUTIVE OFFICER
 (SLUM REHABILITATION AUTHORITY)



21 SEP 2020

This C.C. is re-endorsed as per Approved Amended plans
 date 21/09/2020

[Signature]
 Executive Engineer
 Slum Rehabilitation Authority

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16 NOV 2021

This C.C. is re-endorsed as per approved amended plans
 dtd. 16/11/2021.

[Signature]
 Executive Engineer
 Slum Rehabilitation Authority

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10 AUG 2022

This C.C. is extended from ground + 1st to 9th upper floors for brick and masonry work and R.C.C. framework from 10th to 39th upper floors + OHWT + LWR in Tower 1 of Sale Building No. 2 as per the last approved amended plans dtd. 16/11/2021.

[Signature]
 Executive Engineer
 Slum Rehabilitation Authority

FN/STGOVT/0064/20140719/AP/SB-2

11 JAN 2023

This C.C. is re-endorsed as per approved amended plans
 dtd. 27/12/2022.

[Signature]
 Executive Engineer
 Slum Rehabilitation Authority

29/02/2024