

No. MMRDA/EE/SRA CELL/21/10A-53/PL/6

Date: 2 NOV 2003

COMMENCEMENT CERTIFICATE

To,
M/s. Panchsheel Pyramid Holding Ltd.,
106, Shivajinagar Centre,
Parel, Mumbai 400 012.

ISSUED

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With reference to your application No 23 dated 14/10/2003 for Development Permission and grant of Commencement Certificate under section 44 & 49 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 building Nos. R1, R2, R4, R6, R7, R8, R9, R10, R11 & R12 of Type-I on land bearing CTS No. 586, 586/1, 587, 587/1 & 2, 588, 588/1, 589, 589/1, 590, 591, 592 to 13 of village Kanjur, L. D. S. Road, Kanjurwad (West), N. Ward

The Commencement Certificate/Building Permit is granted subject to compliance of conditions mentioned in LOI U/R No. MMRDA/SRA/LOI-23/17/5/2003 dated 14/08/2003, IOA U/R No. MMRDA/EE/SRA Cell/21/10A-53/17/5/8 dated 06/11/2003.

The land vacated in consequence of endorsement of the setback line/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 person until occupancy certificate 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 is 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.

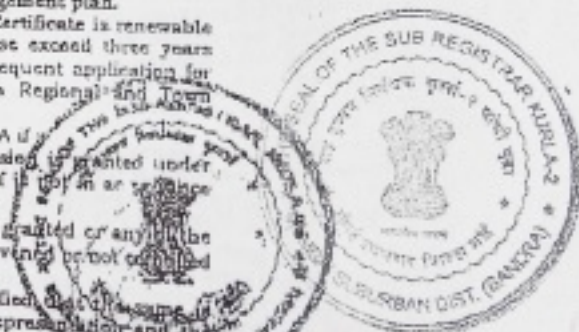
This Certificate is liable to be revoked by the M.C., MMRDA if

- 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 M.C., MMRDA is contravened or not complied with.
- c) The Metropolitan Commissioner, MMRDA is satisfied that the same has been obtained by the applicant through fraud or misrepresentation and any applicant and every person deriving title through or under him in consequence of an event shall be deemed to have carried out the development 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 M.C., MMRDA has appointed Shri. S. P. Joshi, Executive Engineer to exercise powers and functions of the Planning Authority under section 45 of the said Act. C.C. is granted for work up to Plinth Level Only.

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Signature
14/11/03
Executive Engineer (SRA)
MMRDA