



SLUM REHABILITATION AUTHORITY

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

No.SHA/ENG/3833/ME/MCGM/AP

E3 JAN 2018

COMMENCEMENT CERTIFICATE

(SALE BUILDING)

TO
M/s. Ratnakar Shelter LLP
Vallabh Society, 090ft Road,
Pantnagar, Ghatkopar (E),
Mumbai 400078.

Sir,

With reference to your application No. 1887 dated 10/01/2017 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. 49
C.T.S. No. 1A(pt), Survey no. 93(pt), Plot no 49, Road No 5/6

of vilage Deonar T.P.S. No. -
ward M/E Situated at Tal Kurla at Shiva ji Nagar Govandi (E)
Mumbai- 43

The Commencement Certificate/Building Permit is granted subject to compliance of mentioned In LOI
U/R No. SRA/ENG/2807/ME/MCGM/LOI dt. 22/12/2016
IDA U/R No. SRA/ENG/3833/ME/MCGM/AP dt. 13/01/2017
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 S.D. Mahajan 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 Plinth Level for Sale Building.

For and on behalf of Local Authority
The Slum Rehabilitation Authority

Seah
Executive Engineer (SRA)
FOR

CHIEF EXECUTIVE OFFICER
(SLUM REHABILITATION AUTHORITY)

10 SEP 2018

SRA/ENG/3833/ME/MCGM/AP

To grant Further C.C to sale wing 'A' upto 8th floors as marked A-B-C & D & Sale Wing 'C' upto 7th floors as marked E-F-G & H as on plan as at Pgr 1627 as per approved plans dated 13/01/2017.

Seah
10.09.18
Executive Engineer
Slum Rehabilitation Authority

SRA/ENG/3833/ME/MCGM/AP 16 JUL 2019

This C.C is re-endorsed as per amended plan dt 09.05.2019 and further C.C to sale wing 'A' (i.e 9th to 17th floors) & sale wing 'C' (i.e 8th to 17th floors) as per amended plans dated 09/05/2019.

Seah
16.07.19
Executive Engineer
Slum Rehabilitation Authority

SRA/ENG/3833/ME/MCGM/AP 6 NOV 2019

This C.C is further extended to sale wing 'A' (i.e 18th to 23rd floors R.C.C frame work only) & sale wing 'B' (i.e 18th to 23rd floors R.C.C framework only) including LMR & OHWT for sale buildings as per amended plans dated 09/05/2019.

Seah
06.11.19
Executive Engineer
Slum Rehabilitation Authority

SRA/ENG/3834/ME/MCGM/AP

3 NOV 2021

This C.C is re-endorsed & further granted full C.C of sale building wing 'A' & 'C' i.e from 19th to 23rd floors including L.M.R & O.H.W.T & sale wing 'B' further C.C upto 5 floors and for R.C.C work from 6th to 8th floors of wing 'B' of sale building as per approved plans dated 13/11/2021. & wing 'D' Gr+ 1st & 2nd upper floors including L.M.R & O.H.W.T of sale bldg as per approved plans dtd. 3/11/21.

Seah
03/11/2021
Executive Engineer
Slum Rehabilitation Authority