



DEVELOPER COPY

Sr. No. 065

**SLUM REHABILITATION AUTHORITY**

Administrative Building, Anant Kanekar Marg, Bandra (east), Mumbai - 400051

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM "A")

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

COMMENCEMENT CERTIFICATE

SALE BUILDING NO. 02

To,  
M/S. SEJAL SHAKTI REALTORS LLPSejal 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 08/02/2019

for Development

Permission and grant of Commencement Certificate under section 44 &amp; 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, Mumbaiof village \_\_\_\_\_ T.P.S.No. \_\_\_\_\_  
ward F/N Situated at Mumbai - 400 037The Commencement Certificate / Building Permit is granted subject to compliance of mentioned in LOI  
U/RNo. SRA/ENG/2985/FN/STGOVT&ML/LOI dt. 20/05/2019  
IDA/U/RNo. F-N/STGOVT/0064/20140719/AP/SB-2 dt. 22/05/2019  
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. P. P. MAHISHI  
Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.**Top of Plinth (Including Basements)**

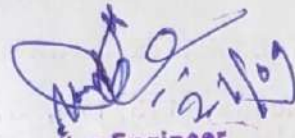
This C.C is granted for work up to \_\_\_\_\_

For and on behalf of Local Authority  
The Slum Rehabilitation Authority  
  
Executive Engineer (SRA)  
FOR  
CHIEF EXECUTIVE OFFICER  
(SLUM REHABILITATION AUTHORITY)

F\_N/STGOVT/0064/20140719/AP/SB-2

21 SEP 2020

This C.C. is reendorsed as per Approved Amended plans  
date 21/09/2020



Executive Engineer  
Slum Rehabilitation Authority

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

16 NOV 2021

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



Executive Engineer  
Slum Rehabilitation Authority

16/11/2021



**SLUM REHABILITATION AUTHORITY**

No.:F-N/STGOVT/0064/20140719/AP/SB-2

Date:

16 NOV 2021

To,  
Shri. Manoj Vishwakarma of M/s. DOT Architects,  
Gr. Floor, Sharda Sangeet Vidyalaya Bldg.  
M.K. Marg, Kalanagar, Bandra (E),  
Mumbai - 400051.

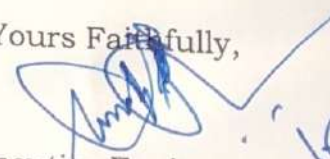
**Subject:** Amended plans for Sale Building No. 02 on plot bearing C.S. No. 6 (pt.), 16(pt.) to 21 (pt.) of Salt Pan Division & C.S. No. 12(pt.) of Sion-Division, Mumbai City at Raoli Camp, Kokari Agar, Sardar Nagar no. 4, Sion - Koliwada, Mumbai - 400 037 for Nirmal Nagar SRA CHS Ltd.

Sir,

With reference to above, the amended plans submitted by you for the Sale Building No. 02 are hereby approved by this office subject to the following conditions:

- 1) That the conditions of LOI issued under no. SRA/ENG/2985/FN/STGL&ML/LOI dated 20/05/2020 shall be complied with.
- 2) That the conditions of IOA issued under no. F-N/STGOVT/0064/20140719/AP/SB-2 dated 22/05/2020 & Amended IOA letter dated 21/09/2020 for Sale building No. 02 shall be complied with.
- 3) That you shall re-endorse the C.C. as per the amended plans approved and issued herewith.
- 4) That you shall submit the NOC from E.E. (T & C) & CFO of MCGM before F.C.C. to Sale buildings No. 02 in the S.R. Scheme under reference.
- 5) That you shall obtain Revised Environment Clearance as per amended plans.

Yours Faithfully,

  
Executive Engineer - V  
Slum Rehabilitation Authority

16/11/2021