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DEVELOPER COPY

Sr. No. 522

SLUM REHABILITATION AUTHORITY

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

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

NO N/STGOVT/0020/20080801/AP -1 MAR 2023

COMMENCEMENT CERTIFICATE SALE BUILDING

To,
M/s. Vinuet Buildcon Pvt Ltd
11038 Kpal square, S.G. Barve Marg,
opp MIDC Thane, Wagale Estate,
Thane (West) 400604.

Sir,

With reference to your application No. 605 dated 10/02/2021 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. 21(pt) of village Ghatkopar Nagbaba Nagar 'E' ward, for Nagraj SRA CHS.

at village Ghatkopar T.P.S No. -

ward Situated at Nagbaba Nagar Ghatkopar.

Commencement Certificate / Building Permit is granted subject to compliance of mentioned in LOI

U/R No. SRA/ENG/2002/N/STGL/LOI dt. 04/02/2021

IOA/U/R No. N/STGOVT/0020/20080801/AP dt. 29/02/2021

and on following conditions.

1. The land vacated in consequence of endorsement of the setback line / road widening line shall from 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 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 furher 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 contravented 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 M.A.Wani 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 This C.C is regularized for plinth work & further extended for RCC framework only for Gr Pt) + Stilt + (pt)+ 1st to 16th upper floors including LMR & OHWT for sale Building under reference as per approved plans dtd 23/02/2021.

For and on behalf of Local Authority
The Slum Rehabilitation Authority