



DEVELOPER COPY

Sr. No. 302

SLUM REHABILITATION AUTHORITY

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

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

NO M-W/MHADA & STGOVT/0019/20100920/AP/C

COMMENCEMENT CERTIFICATE

18 NOV 2021

To,

M/s. Darshan Properties
16A/16B, Raghuvanshi Mansion,
2nd Floor, Raghuvanshi Mills Compound,
Senapati Bapat Marg, Lower Parel (W),
Mumbai-400 013.

Composite Building

Sir,

With reference to your application No. 5669 dated 04/03/2021 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. bearing CTS No. 638, 638/1 to 10 For "Raj Rajeshwari SRA CHS (Prop.)" & plot bearing CTS No. 639 For "Pestom Sagar SRA CHS (Prop.)".

of vilage Chembur T.P.S.No. ---
ward M/W Situated at Seva Nagar, Pestom Sagar Road No.04,
Chembur, Mumbai-400 089.

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

U/RNo. SRA/ENG/2435/MW/MHL, STGL/LOI dt. 22/02/2021
IDA/U/RNo. M-W/MHADA & STGOVT/0019/20100920/AP/C dt. 04/05/2021

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. G. B. Gagare

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 part of rehab portion of
Composite Building as marked on plan at page 475 as per approved
IOA dated 04/05/2021.

Copy to :- 1) Asstt. M.C. (M/W).
2) A.E.W.W (M/W).

For and on behalf of Local Authority
The Slum Rehabilitation Authority



Executive Engineer (SRA)
FOR

CHIEF EXECUTIVE OFFICER
(SLUM REHABILITATION AUTHORITY)

M-W/MHADA & STGOVT/0019/20100920/AP/C

30 DEC 2021

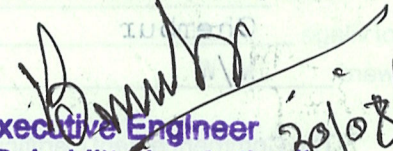
This C.C. is re-endorsed for part of rehab portion of composite building as per approved amended plans dtd. 29/12/2021.


Executive Engineer
Slum Rehabilitation Authority

M-W/MHADA & STGOVT/0019/20100920/AP/C

30 AUG 2022

This C.C. is re-endorsed for Rehab portion in Sale Wing 'A' and grant plinth C.C. to Rehab Wing (excluding Church portion marked on plan at page 765) and plinth C.C. to Sale Wing 'B' alongwith basement of Composite Building as per amended plan dtd. 30/08/2022.


Executive Engineer
Slum Rehabilitation Authority

M-W/MHADA & STGOVT/0019/20100920/AP/C

9 MAY 2023

This C.C. is further extended upto 19th (Pt) upper floor i.e. upto full height including LMR & OHWT of Rehab Wing and 1st (Pt) & 2nd (Pt) upper floor to Sale Wing 'A' and 1st & 2nd (Pt) upper floor to Sale Wing 'B' of Composite Building as marked on plan at page- 937 as per amended plan dtd. 30/08/2022.


Executive Engineer
Slum Rehabilitation Authority

Copy to :- (1) Asstt. M.C. (M/W)
(2) A.E.W. (M/W)

28 AUG 2023

This C.C is further extended beyond 2nd(pt) floor i-e from 3rd(pt) to 13th(pt) upper floor to sale wing 'A' (excluding Church area at ground floor and sale portion above church i.e 1st (pt) to 13th (pt) floor as marked on plan at page 1000) and extend the C.C beyond 2nd (pt) floor i.e from balance portion of 2nd (pt) floor to 14th upper floor to Sale wing B for entire brick work and further extended for 14th (pt) & 15th (pt) floor to Sale wing 'A' & 15th floor to sale wing 'B' for R.C.C framework only as per approved amended plans dtd. 30/08/2022 of Composite building under reference.


Executive Engineer
Slum Rehabilitation Authority

6 MAR 2024

This C.C is further extended beyond 15th(pt) floor upto full height i.e from 16th(pt) to 19th(pt) upper floor including OHWT & LMR to sale wing 'A' for R.C.C frame work only and extended beyond 15th floor upto full height i.e. from 16th to 17th upper floor including OHWT & LMR to sale wing 'B' for R.C.C frame work only (excluding Church area at ground floor and sale area above Church portion i.e from 1st to 19th floor in sale wing 'A' as marked on plan at page 1001) and granted for entire brickwork to fitness Centre Proposed at Ground & 1st floor in sale wing 'B' as per approved amended plans dtd. 30.08.2022 of Composite building under reference.


Executive Engineer
Slum Rehabilitation Authority