

Reference No. : CIDCO/BP-18272/TPO(NM & K)/2022/10792 Date : 31/5/2023



SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

To,

Sub : Development Permission for Mixed Building on Plot No. J-2 324 , Sector 3 at Pushpak , Navi Mumbai.

Ref :

Dear Sir / Madam,

With reference to your application for Development Permission for Mixed Building on Plot No. J-2 324, Sector 3 at Pushpak , Navi Mumbai. The Development Permission is hereby granted to construct Mixed Building on the plot mentioned above. The Commencement Certificate / Building Permit is granted under Section 45 of the said Act is enclosed herewith, subject to the conditions mentioned therein with following conditions:

1. The land vacated in consequence of the enforcement of the set-back rule shall form part of the public street in future.
2. 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 is granted.
3. The Commencement Certificate/ Building permit shall remain valid for a period of one year commencing from the date of its issue unless the work is not commenced within the valid period.
4. This permission does not entitle you to develop the land which does not vest in you.

Thanking You

पवल
4302 2028
84/90E
Yours faithfully,

Signature valid

Digitally signed by
Dr. S. S. Patil
DN: cn=Dr. S. S. Patil,
o=CIDCO, ou=Engineering,
email=s.patil@cidco.com

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COMMENCEMENT CERTIFICATE

Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act, 1966 (MaharashtraXXXVII) of 1966 to M/s **M/s Girija Realtors LLP**, Office No-25, 2ND FLOOR SAI CHAMBER PLOT NO-44, SECTOR-11, CBD BELAPUR, NAVIMUMBAI. for Plot No. J-2 324, Sector 3, Node **Pushpak**. As per the approved plans and subject to the following conditions for the development work of the proposed **Mixed in 1Ground Floor + 1Mezzanine Floor + 3Parking + 9Floor** Net Bulltup Area **11278.5 Sq m**.

Details	Resi.	Comm.	Other
BUA (In Sq.M.)	9480.05	1798.46	0
UNIT (In Nos.)	127	25	0

A. The commencement certificate/development permission, as approved, shall remain valid for 4 years in the aggregate but shall have to be renewed every year from the date of its issue as per section 48 of the MR&TP Act, 1966 read with regulations no. 2.7.1 of UDCPRs, unless the work is commenced within the validity period.

B. Applicant Should Construct Hutments for labours at site.

C. Applicant should provide drinking water and toilet facility for labours at site.

1. This Certificate is liable to be revoked by the Corporation if :-

- 1(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.
- 1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the corporation is contravened.
- 1(c) The Managing Director is satisfied that the same is obtained by the applicant through fraud or Misrepresentation and the applicant and/or any person deriving title under him, in such an event shall be deemed to have carried out the development work in contravention of

430e
2023
Thanking You
SV / 2023

Yours faithfully,

Signature
valid



ASSOCIATE PLANNER (BP)