MAHARASHTRA REGIONAL & TOWN PLANNING ACT, 1966 (FORM 'A')

NO. CHE/ 8640 /BP(WS)/AP/AR/ 2 1 APR 2006

To

AMIR PARKS & AMUSEMENT (P) LTD.

OWNER.

COMMENCEMENT CERTIFICATE

OFFICE OF THE
EX. ENGR. BLDG. PROPL. (W.S.) R. & P. WARD
Dr. BABASAHEB AMBEDKAR MARKET BLDG
KANDIVALI(WEST), MUMBAI-400 067.

Sir,

With reference to your application No. 11698 dated. 26.05.2005 for Development Permission and grant of Commencement Certificate under Sector 45 & 6[illegible] of the Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission under section 346 of the Bombay Municipal Corporation [illegible] 1888 to erect a building to the development work of Proposed Shopping Centre [illegible] S.No. 1627 (pt) [illegible] No. 169 (pt) at premises at Street Village Marol-Marochi situated at Goregaon (East) Plot No. Ward P/south.

The Commencement Certificate/Building Permit is granted on the following conditions:

1. The land vested in consequence of the endorsement of the setback line [illegible] 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 person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. 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 Municipal Commissioner for Greater Mumbai 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 conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.

(c) The Municipal Commissioner for Greater Mumbai 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 or 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 Municipal Commissioner has appointed Shri P.S. Tathade Assistant Engineer to exercise the power and functions of the planning Authority under Section 45 of the said Act.

This C.C. is restricted for work upto Plinth Level only.

For and on behalf of Local Authority