

**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**To,  
**M/S. SEJAL SHAKTI REALTORS LLP****SALE BUILDING NO. 02****Sejal 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, Mumbai**of village \_\_\_\_\_ T.P.S.No. \_\_\_\_\_  
ward **F/N** Situated at **Mumbai - 400 037**

The 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)  
FORCHIEF 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

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

10 AUG 2022

This C.C. is extended from Ground + 1st to 9th upper floors for  
brick and masonry work and R.C.C. framework from 10th to 39th upper  
floors + OHWT + LMR in Tower 1 of Sale Building No. 2 as per the  
last approved amended plans dtd. 16/11/2021.



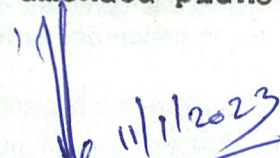
Executive Engineer  
Slum Rehabilitation Authority

05/08

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

11 JAN 2023

This C.C. is re-endorsed as per approved amended plans  
dtd. 27/12/2022.



Executive Engineer  
Slum Rehabilitation Authority

11/1/2023

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

E 1 SEP 2023

This C.C is extended from Ground + 1st to 39th upper floor + OHT & LMR in from of RCC framework only for Tower 2 wing B of sale building no 02 as per the last approved amended plans dated 27/12/2022.

*26/9/2023*  
Executive Engineer  
Slum Rehabilitation Authority

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

26 MAR 2024

This C.C. is re-endorsed as per approved amended plans dtd. 21/03/2024. upto plinth level for Tower-3 of sale building no.2

*26/3/2024*  
Executive Engineer  
Slum Rehabilitation Authority