

369/19149

Friday, September 22, 2023

7:38 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 21488 दिनांक: 22/09/2023

गावाचे नाव: घाटकोपर

दस्तऐवजाचा अनुक्रमांक: करल1-19149-2023

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: विश्वनाथ मोतीलाल गुसा

नोंदणी फी

रु. 30000.00

दस्त.हाताळणी फी

रु. 2340.00

पृष्ठाची संख्या: 117

DELIVERED

एकूण:

रु. 32340.00

दुय्यम निबंधक 1

बाजार मुल्य: रु.6690691.7/-

मोबदला रु.6800000/-

भरलेले मुद्रांक शुल्क : रु. 408000/-

सह: दुय्यम निबंधक

कुर्ली-१ (वर्ग-२)

1) देयकाचा प्रकार: DHC रकम: रु.340/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0923227410200 दिनांक: 22/09/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: रु.2000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0923223309881 दिनांक: 22/09/2023

बँकेचे नाव व पत्ता:

3) देयकाचा प्रकार: eChallan रकम: रु.30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH008470534202324E दिनांक: 22/09/2023

बँकेचे नाव व पत्ता:

विश्वनाथ गुसा

9/22/2023

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)

Valuation ID

202309223935

22 September 2023,06:59:28 PM

करल

मूल्यांकनाचे वर्ष	2023
जिल्हा	मुंबई(उपनगर)
मूल्य विभाग	102-घाटकोपर - कुर्ला
उप मूल्य विभाग	भुभाग: उत्तरेस लाल बहादूर शास्त्री मार्ग ते दूतगती महामार्ग जोडणारा रस्ता (वसंतदादा पाटील मार्ग) पुर्वेस गाव हद्द, दक्षिणेस 27.45 मि. रुंद रस्ता व पश्चिमेस गाव हद्द (नकाशात दर्शविल्यानुसार)
सर्व्हे नंबर /न. भू. क्रमांक :	सि.टी.एस. नंबर#184

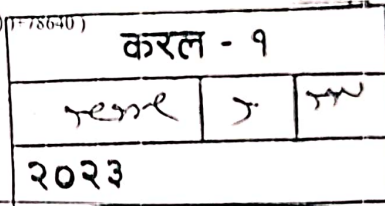
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
78640	147730	169890	184660	147730	चौरस मीटर

बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र(Built Up)-	45.29चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	0 TO 2वर्षे	बांधकामाचा दर -	Rs.30250/-
उद्दवाहन सुविधा-	आहे	मजला -	1st floor To 4th floor		
रस्ता सन्मुख -					
Sale Type - First Sale					
Sale/Resale of built up Property constructed after circular dt.02/01/2018					

मजला निहाय घट/वाढ = 100% apply to rate= Rs.147730/-

घसा.यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा.यानुसार टक्केवारी) + खुल्या जमिनीचा दर)
= (((147730-78640) * (100 / 100)) + 78640)
= Rs.147730/-

A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
= 147730 * 45.29
= Rs.6690691.7/-



Applicable Rules = ,10,4

एकत्रित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेडनार्डन मजला क्षेत्र मूल्य + लगतच्या गळीचे मूल्य + वरील गळीचे मूल्य + बंदिरत वाहन तळघरे मूल्य + खुल्या जमिनीवरील वाहन तळघरे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिरत बात्कनी + मॅकेनिकल वाहनतळ
= A + B + C + D + E + F + G + H + I + J
= 6690691.7 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0
=Rs.6690691.7/-

Home

Print



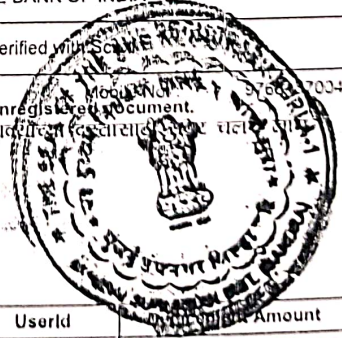
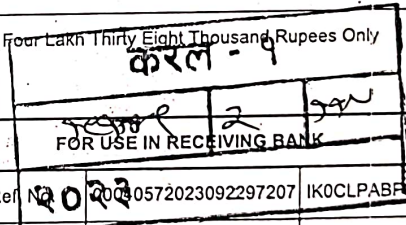
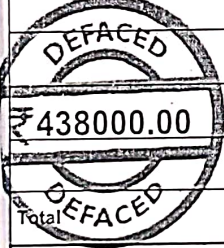
सह. दुय्यम निबंधक
कुर्ला-१ (वर्ग-२)



CHALLAN
MTR Form Number-6



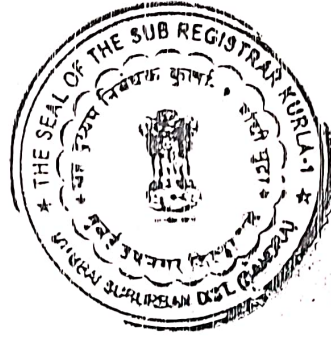
GRN	MH008470534202324E	BARCODE			Date	22/09/2023-17:14:38	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)						
		PAN No.(If Applicable)						
Office Name	KRL1_JT SUB REGISTRAR KURLA NO 1	Full Name	ADITYARAJ BUILDTECH					
Location	MUMBAI	Flat/Block No.	FLAT NO. 201, 2ND FLOOR, ADITYARAJ AMRUT					
Year	2023-2024 One Time	Premises/Building						
Account Head Details	Amount In Rs.	Road/Street	BLDG NO.98, PANT NAGAR, GHATKOPAR (E)					
0030045501 Stamp Duty	408003.00	Area/Lccality	MUMBAI					
0030063301 Registration Fee	30003.00	Town/City/District						
		PIN	4 0 0 0 7 5					
		Remarks (If Any)	SecondPartyName=VISHWANATH MOTILAL GUPTA AND OTHER-					
		Amount In	Four Lakh Thirty Eight Thousand Rupees Only					
		Words	करल - ५					
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK				
Cheque-DD Details	Bank CIN	Ref No	20023	000572023092297207	IK0CLPABFG			
Cheque/DD No.	Bank Date	RBI Date	22/09/2023-17:24:16	Not Verified with RBI				
Name of Bank	STATE BANK OF INDIA							
Name of Branch	Not Verified with							



Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दृश्य निबंधक कार्यालयत नोदणी करतयाच्या दरतासाठी लागू आहे. नोदणी न करता येणारे दस्तावेजाचे चलन नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Amount
1	(IS)-369-19149	00044517452C2324	22/09/2023-19:11:38	IGR197	30000.00
2	(IS)-369-19149	00044517452C2324	22/09/2023-19:11:38	IGR197	40000.00
Total Defacement Amount					4,38,000.00



करल - १		
१५५	६	११५
२०२३		

AGREEMENT FOR SALE

This Agreement made at Mumbai this 22nd day of Sept: (2023) in the year Two Thousand and Twenty Three

विश्वनाथ गुप्ता

By and Between

M/S. ADITYARAJ BUILDTECH - PAN NO. ABWFA2872M, a Partnership firm registered under the Indian Partnership Act, 1932, having its principal place of business at 1703, Purnima Pride, Building No. 03, Tagore Nagar, Vikhroli (E), Mumbai- 400083, represented by its Authorized Partner **Mr. Rocky Rajkumar Khushalani**, Holder of Income Tax Permanent Account No. **AGGPK0791A**, as well as Holder of Unique Identification Authority of India AADHAR CARD NO. **7443 4877 5708**, Adult, Aged about **41** years, Occupation Business, Indian Inhabitants of Mumbai, hereinafter referred to as "the Promoter" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their partner or partners for the time being constituting the said firm, the survivor of survivors of them and the heirs, executors, administrators of the last surviving partner and his or their assigns) of the One Part.

And

1. **Mr. Vishwanath Motilal Gupta**, PAN No. **AOKPG1275R**, AADHAR NO. **7919 5552 1069**, Aged about **56** years, Occupation **Service**, And
2. **Mr. Vishal Vishwanath Gupta**, PAN No. **BTPPG7801Q**, AADHAR NO. **9321 3534 7875**, Aged about **27** years, Occupation **Service**,

Indian Inhabitants of Mumbai, is presently residing at **Flat no. 2, A Wing, Suryakiran Apartment, Opp. North Bombay School, Jagdushanagar, Ghatkopar (West), Mumbai 400086** (Hereinafter (collectively) referred to as the "Purchaser(s) and/or Transferee(s)", which expression shall unless it be repugnant to the context or meaning thereof mean and be deemed to include their respective heirs, executors, administrators and permitted assigns) of the OTHER PART.

The "Promoter/Transferor(s)" and "Purchaser(s)/Transferee(s)" are hereinafter

PK.

Gupta

विश्वनाथ गुप्ता

करल - १		
२०२३	७	११५

collectively referred to as the "Parties" or individually as a "Party."

WHEREAS Prior to December 1977, the Maharashtra Housing Board (formerly the Bombay Housing Board (B.H.B.)) a statutory body constituted under the Maharashtra Housing Board Act, 1948 (BOM.LXIX of 1948) (hereinafter referred to as "the Board") was the owner of and/or well and sufficiently entitled to a large tract of lands situate at **Ghatkopar (E), Mumbai.**

AND WHEREAS The Board stood dissolved pursuant to the constitution of the Maharashtra Housing and Area Development Authority, a statutory corporation constituted under the Maharashtra Housing and Area Development Act, 1977 (Maharashtra XXVIII of 1977) ("said Act") having its office at Griha Nirman Bhavan, Kalanagar, Bandra (East), Mumbai - 400 051 (hereinafter referred to as "**MHADA**" or "**Authority**"), duly constituted with effect from the 5th December 1977 under Government Notification No. ARD-1077 (1)/desk - 44, dated 5th December, 1977, of the Public Works and Housing Department, Government of Maharashtra by operation of Section 15 of the said Act.

AND WHEREAS Under clauses (a) and (b) of Section 189 of the said Act, all the property, rights, liabilities and obligations of the said dissolved Board including those arising under any agreement or contract became the property, rights, liabilities and obligations of MHADA.

AND WHEREAS The Board was, inter alia, possessed of or otherwise well and sufficiently entitled to a piece or parcel of land bearing Survey No. **236 - A** (Part City Survey No. **184 (Part)**), admeasuring **837.94** square meters as part of the Board's larger lands at **Building No. 98, Pant Nagar, Village - Ghatkopar (East), Mumbai - 400 075**, and more particularly described in the First Schedule hereunder written (hereinafter referred to as "**the said land**") a Building No. **98** standing thereon consisting of **32** tenements (hereinafter referred to as "**the said building**").

AND WHEREAS all the allotees of the Rooms of the Existing Building No. known as "**Kanchan Ganga C. H. S. Ltd.**," situated at Pant Nagar, Village Ghatkopar, Ghatkopar (East), Mumbai - 400 075, have formed and registered themselves as a Co-operative Housing Society Ltd. Named as "**Kanchan Ganga H. S. Ltd.**," a Co-operative Housing Society registered under the provisions of the Maharashtra Co-operative Societies Act, 1960, bearing Registration No. **BOM H.S.G. / 7569 of 1981** dated **3rd April 1981**, and having their registered office at **Building No. 98, Pant Nagar, Village - Ghatkopar, Ghatkopar (East), Mumbai - 400 075.** (hereinafter referred to as "**the Society**").

Pl.

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[Handwritten signature]

करल - १		
Year	१	११
२०२३		

AND WHEREAS All the Occupants of the said structure of the property were the members of the society, "**Kanchan Ganga C. H. S. Ltd.**", and same was being Used, Occupied and enjoyed by the said members of the property described hereinabove.

AND WHEREAS by and under a Lease / an Agreement for Lease dated the **25th day of November 1986** made between Maharashtra Housing and Area Development Authority (MHADA), as the Lessor of the One Part and **Kanchan Ganga C. H. S. Ltd.**, (Society) as the Lessee of the Other Part, the lessor agreed to grant unto the Lessee a lease in perpetuity/for a term of 99 years, commencing from 1st April 1980, in respect of a piece or parcel of leasehold land bearing Survey No. **236 - A (Part)**, City Survey No. **184 (Part)** situated at Building No. 98, Pant Nagar, Village - Ghatkopar, Ghatkopar (East), Mumbai - 400075, admeasuring 837.94 sq. mtrs. or thereabout more particularly described in first schedule hereunder written (hereinafter referred to as "the Property") for a rent of **Rs. 422.40** per annum/month and on the terms and conditions contained in the said Lease Deed/Agreement for lease.

AND WHEREAS By and under the Deed of Sale dated **25th November 1986**, made between Maharashtra Housing and Area Development Authority (MHADA) as the Vendor of the One Part and "**Kanchan Ganga C. H. S. Ltd.**" as the Purchaser(s) of the Other Part, the said demolished building No. 98, consisting of Ground + 3 floors with **32** tenements constructed on the said land was sold and conveyed by MHADA to the Society for the consideration and on the terms and conditions set out therein and the names of Purchasers of **32** tenements in the said building being **32** Society members, were listed in Schedule II thereto.

AND WHEREAS Accordingly, **Kanchan Ganga C. H. S. Ltd.**, (hereinafter referred to as "**the Society**") became the lessee of the said land bearing Survey No. **236 - A (Part)**, City Survey No. **184 (Part)** at **Building No. 98, Pant Nagar, Village - Ghatkopar, Ghatkopar (East), Mumbai - 400 075** and the owner of the building No. **98** standing thereon and **32** tenements in the said building were allotted to the then members of the Society (the said Land together with the said building are hereinafter collectively referred to as the "**said Property**").

AND WHEREAS the said existing building is constructed before 60 years and the said building during the passage of time became old, dilapidated and dangerous condition and it is not possible or feasible to carry out any repairing and/or renovation. The said existing building/standing structure is beyond repairs and maintenance and is required to be demolished and in place a new

Pl.

[Handwritten Signature]

दि २०/०१/२३



सूची क्र.2

दुय्यम निबंधक : सह.दु.नि. कुर्ला 1

दस्त क्रमांक : 19149/2023

नोंदणी :

Regn:63m

गावाचे नाव : घाटकोपर

(1) विलेखाचा प्रकार	करारनामा
(2) मोंवदना	6800000
(3) वाजागभाव(भाडेपट्ट्याच्या बाबत पट्टाकार आकारणी देतो की पट्टेदार ने नसूट करावे)	6690691.7
(4) भू-मापन, पोट्टिस्ना व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन :मदनिका नं: 201, माळा नं: 2 रा मजला, इमारतीचे नाव कांचन गंगा वी-ऑप. होमिंग सोसायटी लिमिटेड, ब्लॉक नं: विल्डिंग नं. 98, आदित्यराज अपार्ट, रोड : पंत नगर, घाटकोपर पूर्व, मुंबई - 400075, इतर माहिती: क्षेत्रफळ 443 चौ. फूट रेरा कॉर्ट. ((C.T.S. Number : 184 part :))
(5) क्षेत्रफळ	1) 45.29 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तगवेज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेमसा, आदित्यराज विल्डिंग कॉर्ट भागीदार रॉकी आर. खुशलानी ह्यांच्या तर्फे मुखत्यार म्हणून नारायण पाल वय:-36; पत्ता:-प्लॉट नं: 1703, माळा नं: -, इमारतीचे नाव: पूर्णिमा प्राईड, ब्लॉक नं: विल्डिंग नं. 03, रोड नं: टागोर मार्ग, विक्रोळी पूर्व, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400083 पॅन नं:-ABWFA2872M
(8) दस्तगवेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-विश्वनाथ मोतीलाल गुप्ता वय:-56; पत्ता:-प्लॉट नं: 2, ए विंग, माळा नं: -, इमारतीचे नाव: सूर्यकिरण अपार्टमेंट, ब्लॉक नं: -, रोड नं: नॉर्थ बॉम्बे स्कूलच्या समोर, जगदुशानगर, घाटकोपर पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400086 पॅन नं:-AOKPG1275R 2): नाव:-विशाल विश्वनाथ गुप्ता वय:-27; पत्ता:-प्लॉट नं: 2, ए विंग, माळा नं: -, इमारतीचे नाव: सूर्यकिरण अपार्टमेंट, ब्लॉक नं: -, रोड नं: नॉर्थ बॉम्बे स्कूलच्या समोर, जगदुशानगर, घाटकोपर पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400086 पॅन नं:-BPTPG7801Q
(9) दस्तगवेज करून दिल्याचा दिनांक	22/09/2023
(10) दस्त नोंदणी केल्याचा दिनांक	23/09/2023
(11) अनुक्रमांक, खंड व पृष्ठ	19149/2023
(12) वाजागभावाप्रमाणे मुद्रांक शुल्क	408000
(13) वाजागभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



करल - १		
१८३२	४२	१३३
२०२३		

**FIRST SCHEDULE ABOVE REFERRED TO
DESCRIPTION OF THE PROPERTY**

All that piece and parcel of the land bearing **Survey No. 236 - A (Part) City Survey No. 184 (Part)** admeasuring **837.94 sq. mtrs.** or thereabouts of **Kanchan Ganga C. H. S. Ltd.**, lying, being and situate at **Building No. 98, Ghatkopar, Pant Nagar, Village - Ghatkopar, Ghatkopar East (E), Mumbai - 400 075** in the Registration Sub-District of Kurla, Mumbai Suburban District, and bounded as follows:

On or towards the North	:	Bldg. No. 100
On or towards the South	:	Bldg. No. 96
On or towards the East	:	Bldg. No. 97
On or towards the West	:	40'-00" Road



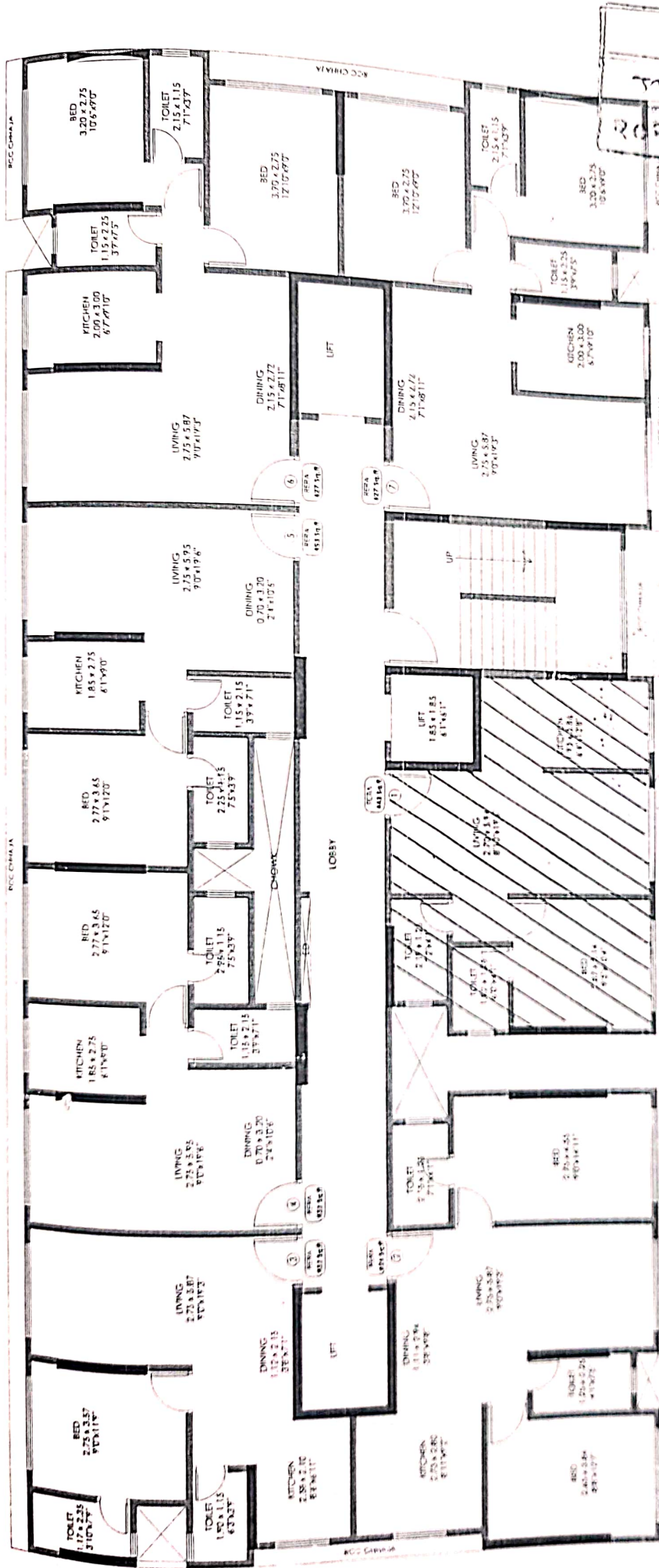
**SECOND SCHEDULE ABOVE REFERRED TO
DETAILS OF THE APARTMENT**

Residential Apartment being Flat No. **201** having Rera carpet area admeasuring **443 sq. ft.** Situated on the **2nd** floor of the Building to be named as "**Kanchan Ganga C. H. S. Ltd.,**" Project Name "**Adityaraj Amrut**" under construction on the land more particularly described in the First Schedule hereinabove written.

PK

Aditya

विश्वनाथ सुदास



98 201

Handwritten signature/initials

Proposed Redevelopment of Existing Building
 No. 98, Ghatkoper, Pant Nagar, Village -
 Ghatkoper (E), Mumbai - 400 073
 Survey No. 236 - A (Part), City Survey No. 1484 (Part)

1ST TO 6TH, 8TH TO 13TH, 15TH FLOOR PLAN

SCALE: 1/100



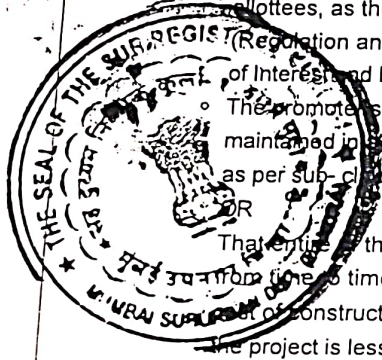
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Maharashtra Real Estate Regulatory Authority
REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'
[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :
P51800046472
Project: **KANCHANGANGA CHS ADITYARAJ AMRUT**, Plot Bearing / CTS / Survey / Final Plot No.: **BUILDING NO 98**
at **Kurla, Kurla, Mumbai Suburban, 400075**;

1. **Adityarajbuildtech** having its registered office / principal place of business at **Tehsil: Kurla, District: Mumbai Suburban, Pin: 400083**.

2. This registration is granted subject to the following conditions, namely:-
- The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;



That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

- The Registration shall be valid for a period commencing from **04/08/2022** and ending with **31/12/2025** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Mr. Arun Appasaheb Nadagoudar
(Secretary-Incharge, MahaRERA)
Date:10-09-2022 22:57:44

Dated: 10/09/2022
Place: Mumbai

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority

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Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning for MHADA layouts constituted as per government regulation No.TPB4315/167/CR-51/2015/UD-11 DT. 23 May, 2018.)

FURTHER COMMENCEMENT CERTIFICATE

No. MH/EE/(BP)/GM/MHADA-1/1062/2023/FCC/1/Amend

Date : 21 September, 2023

To

M/s. Adityaraj Buildtech C.A. to
Pant Nagar Kanchan Ganga Co.
Op. Hsg. Soc. Ltd.

101 & 102, First Floor, Building
No. 3, Purnima Pride, Tagore
Nagar, Vikhroli (East), Mumbai:-
400 083.

Sub : Proposed redevelopment of existing building no. 98 known as Pant Nagar Kanchan Ganga Co. Op. Hsg. Soc. Ltd. on plot bearing C.T.S. No. 184C(pt) of village Ghakopar at Pant Nagar, Ghatkopar (E), Mumbai

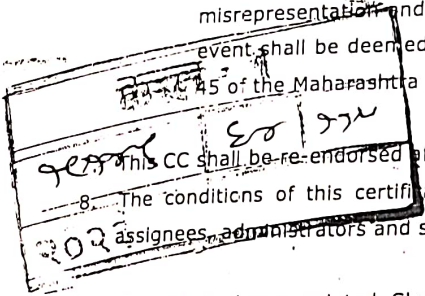
Dear Applicant,

With reference to your application dated 16 May, 2022 for development permission and grant of Commencement Certificate under section 44 & 69 of Maharashtra Regional Town Planning Act, 1966 for development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to Proposed redevelopment of existing building no. 98 known as Pant Nagar Kanchan Ganga Co. Op. Hsg. Soc. Ltd. on plot bearing C.T.S. No. 184C(pt) of village Ghakopar at Pant Nagar, Ghatkopar (E), Mumbai.

The Commencement Certificate/Building permission is granted 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 shall remain valid for one year from the date of its issue.
3. The Commencement Certificate / Development permission shall remain valid for one year 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. This Certificate liable to be revoked by the VP & CEO, MHADA if:
6. 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 laps shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
 - 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 VP & CEO, MHADA is contravened or not complied with.

c. The VP & CEO, MHADA is satisfied that the same is obtained by the applicant through fraud, misrepresentation and the appellant 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 section 45 of the Maharashtra Regional Town Planning Act, 1966



This CC shall be re-endorsed after obtaining IOA for work beyond plinth.

8. 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.

VP & CEO / MHADA has appointed Shri. Prashant Dhatrik, Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

This CC is valid upto dt. 27 June, 2024

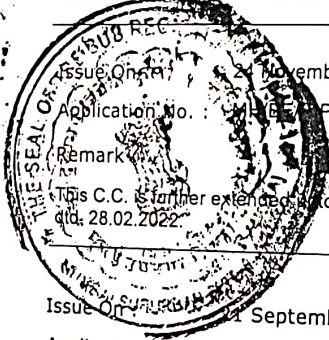
Issue On : 28 June, 2022

Valid Upto : 27 June, 2023

Application No. : MH/EE/(BP)/GM/MHADA-1/1062/2022/CC/1/New

Remark :

This C.C. issued upto Plinth level i.e. 0.15 Mt. height (AGL) as per approved IOA plans dtd. 28.02.2022



Issue On : 24 November, 2022

Valid Upto : 27 June, 2023

Application No. : MH/EE/(BP)/GM/MHADA-1/1062/2022/FCC/1/New

Remark :

This C.C. is further extended to top of 14th floor i.e. Stilt + 1st to 14th upper floor for residential user as per approved I.O.A. plan dtd. 28.02.2022

Issue On : 21 September, 2023

Valid Upto : 27 June, 2024

Application No. : MH/EE/(BP)/GM/MHADA-1/1062/2023/FCC/1/Amend

Remark :

This C.C. is issued for building comprising of Stilt + 1st to 16th upper floor for residential user (including OHT + LMR) as per approved I.O.A. plan dtd. 28.02.2022.



Name : Prashant
Damodar Dhatrik
Designation : Executive
Engineer
Organization : Personal
Date : 21-Sep-2023 17.

**Executive Engineer/B.P.Cell
Greater Mumbai/MHADA**

Copy submitted in favour of Information please

1. Chief Officer Mumbai Board.

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2. Deputy Chief Engineer /B.P. Cell/MHADA.
3. Asst. Commissioner N Ward MCGM.
4. Chief ICT officer/MHADA for information & uploaded to MHADA website and email to Maha Rera at helpdesk@maharera.mahaonline.gov.in.

Copy to :-

5. EE Kurla Division / MB.
6. A.E.W.W N Ward MCGM.
7. A.A. & C N Ward MCGM
8. Architect / LS - Ankit M. Makani.
9. Secretary Pant Nagar Kanchan Ganga Co. Op. Hsg. Soc. Ltd.

