



MUMBAI METROPOLITAN REGION SLUM REHABILITATION AUTHORITY

(excluding the Brihan-Mumbai Municipal Corporation Area)

Thane Municipal Corporation Market Building, Near Dr. Kashinath Ghanekar Auditorium,

Khevera Circle, Glady Alvares Road, Manpada, Thane (W) - 400610.

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No. MMR SRA/ENG/043/SEC-5/STGOVT/AP 27 SEP 2022

COMMENCEMENT CERTIFICATE

To,  
M/s. Ashar Ventures

Sale Building A1 & A2  
With Mechanical Parking Tower

Ashar IT Park, 11th Floor,  
Road No. 162, Wagle Estate, Thane (W), 400 604

Sir,

With reference to your application No. 850 dated 29/08/22 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. S.No. 406/B, H.No. 2, S.No. 406/B, H.No. 3, S.No. 106, C.T.S.No. H.No. 15, S.No. 373, S.No. 390-A, S.No. 390-B (PT) of Village Majiwade, at Mumbai Agra Road, Thane (W)

of village Majiwade

T.P.S.No. --

ward Sec-5

Situated at Thane

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

LOI U/R No. SRA/ENG/V.P.No.S05/0020/09

dt. 26/08/2022

IOA U/R No. MMR SRA/ENG/043/SEC-5/STGOVT/AP

dt. 26/08/2022

and on following conditions.

1. The land vacated in consequence of endorsement of the set-back 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 the 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. (MMR,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. (MMR,SRA) is contravened or not complied with.
  - c) The C.E.O. (MMR,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. (MMR,SRA) has appointed Shri. Rajkumar Pawar

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 of Sale Building A1 & A2  
with Mechanical Parking Tower



For and on behalf of Local Authority

The MMR, Slum Rehabilitation Authority

Executive Engineer (MMR, SRA)

FOR


CHIEF EXECUTIVE OFFICER

(MMR, SLUM REHABILITATION AUTHORITY)

No.MMRSRA/ENG/043/Sec-5/STGOVT/AP

Date : 21 OCT 2022

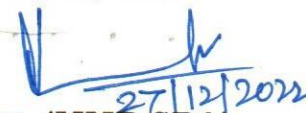
This Plinth C.C. is Re-endorsed for Sale Building A1 & A2 with Mechanical Car Parking Tower as per approved amended plans dtd.21/10/2022.

  
Ex. Engr. (MMR,SRA)  
(Rajkumar Pawar)

No.MMRSRA/ENG/043/Sec-5/STGOVT/AP

Date : 27 DEC 2022


This Plinth C.C. is Re-endorsed for Sale Building A1 & A2 with Mechanical Car Parking Tower as per approved amended plans dtd.27/12/2022.

  
Ex. Engr. (MMR,SRA)  
(Rajkumar Pawar)

No. MMRSRA/ENG/043/Sec-5/STGOVT/AP

Date : 08 NOV 2023


This Plinth C.C. is Re-endorsed for Sale Building A1 & A2 With Mechanical Car Parking Tower as per approved amended plans dtd.08/11/2023.

  
Ex. Engr. (MMR,SRA)  
(Rajkumar Pawar)

No. MMR SRA/ENG/043/SEC-5/STGOVT/AP

Date : 24 JAN 2024

This C.C is Further extended for RCC Frame Work of Basement + Ground + Mezzanine + 1<sup>st</sup> Podium/Comm. + 2<sup>nd</sup> Podium/Comm. + 3<sup>rd</sup> Podium/Club House + 1<sup>st</sup> to 54<sup>th</sup> upper floors with LMR & OHWT of Sale Building A1 & A2 with Mechanical Parking Tower as per approved amended plans dtd.08/11/2023.

  
Ex. Engr. (MMR,SRA)  
(Rajkumar Pawar)