

# SLUM REHABILITATION AUTHORITY

5th floor, Griha Nirman Bhavan, Bandra (E) Mumbai - 400 051.

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM "A")

No. SRA/ENG/2790/RC/PL/AP

8 DEC 2012

## COMMENCEMENT CERTIFICATE

SALE BLDG. NO.2

To,  
M/s. Raghuleela Realtors Pvt. Ltd.  
A/11, 1st Floor, Dattani Tower,  
Kora Kendra, S. V. Road,  
Borivali (West), Mumbai 400092.

Sir,

With reference to your application No. 7642 dated 17/01/2012 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. \_\_\_\_\_ C.T.S. No. 33, 35, 37,\* of village Kandivali T.P.S. No. Tal. Borivali, ward R/Central situated at Behind Poisar Depot, Kandivali (W), \*37/1 to 85 Mumbai 400067.

The Commencement Certificate/Building Permit is granted subject to compliance of mentioned In LOI/U/R No. SRA/ENG/2343/RC/PL/LCI dt. 05/10/2011  
IOA U/R No. SRA/ENG/2790/RC/PL/AP dt. 25/06/2012  
and on following conditions. 17/10/2012

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. D. V. 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 i.e. Top of basementslab.

For and on behalf of Local Authority  
The Slum Rehabilitation Authority

  
Executive Engineer (SRA) - II

FOR  
CHIEF EXECUTIVE OFFICER  
(SLUM REHABILITATION AUTHORITY)

SRA/ENG/2790/RC/PL/AP

10 MAR 2021

This C.C is re-endorsed as per approved amended plans issued on 9/3/2021 as per revised LOI issued on 16/02/2021.

*J. J. J.*  
10/3/2021  
Executive Engineer  
Slum Rehabilitation Authority

SRA/ENG/2790/RC/PL/AP

17 JUN 2021

This C.C is further granted upto Zonal FSI (i.e Ground (part) + 1st (part) + 2nd(part) + 3rd(part) R.C.C only +4th podium (part) to 6th podium (part) ) for portion marked as A-B-C-D-E-F-G-H-I-J-A. as shown on plan at page 1237 as per approved amended plans dated 09/03/2021.

*J. J. J.*  
17/6/2021  
Executive Engineer  
Slum Rehabilitation Authority

SRA/ENG/2790/RC/PL/AP

20 MAY 2022

This C.C is re-endorsed & further granted from 7th podium floor (part) + E-Deck Refuge floor (part) + 1st to 4th habitable upper floors (part) of sale wing-A of sale Bldg No.2 as per approved amended plans dated 31/12/2021. as marked as portion A-B-C-D-E-F-G-H-I-J-A as shown on plan at page. 1237. (i.e Basement (part) + Ground floor (part)+ 1st Commercial floor (part) to 5th Commercial floor (part) + 6th Podium & Commercial floor (part) + 7th Podium (part) + E-Deck Refuge floor (part) + 1st to 4th habitable upper floor (part))

*J. J. J.*  
no 5/22  
Executive Engineer  
Slum Rehabilitation Authority

SRA/ENG/2790/RC/PL/AP

25 JUL 2022

This C.C is re-endorsed as per approved amended plans dated 25/07/2022.

*J. J. J.*  
25/7/22  
Executive Engineer  
Slum Rehabilitation Authority

SHA/ENG/2790/RC/PL/AP

8 AUG 2022

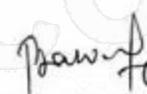
This C.C is further granted for Basement (part) + Ground (part) + 1st (part) Podium & 1st (part) Commercial floor + 2nd (part) podium & 2nd (part) Commercial floor + 3rd (part) Podium & 3rd (part) Commercial + 4th (part) podium & 4th (part) Commercial floor + 5th (part) podium & 5th (part) Commercial floor + 6th (part) podium + 7th (part) podium + E-Deck floor + 1st to 7th habitable floor for sale wing-A of sale Bldg No.2 as per approved amended plans dated 25/07/2022 for the portion marked as D-E-F-G-H-I-J-A-R-Q-P-O-N-M-L-K-D as shown on plan as at page 2083.

  
Executive Engineer  
Slum Rehabilitation Authority

SRA/ENG/2790/RC/PL/AP

9 FEB 2023

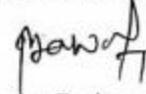
This C.C is further granted for Basement + Ground (part) & Stilt (part) + 1st to 7th level Podium + E-Deck floor for sale wing-B of sale Bldg No. 2 as per approved amended plans dated 25/07/2022.

  
Executive Engineer  
Slum Rehabilitation Authority

SRA/ENG/2790/RC/PL/AP

17 APR 2023

This C.C is re-endorsed as per approved amended plans dated 13/04/2023.

  
Executive Engineer  
Slum Rehabilitation Authority

TO BE CONTINUED-----

P.T.O

