



MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No P-7049/2021/(Proposed Residential building no. 18 on subplot 'F' of layout bearing C.T.S. No. 138 And Other)/R/S Ward/KANDIVALI R/S/CC/1/New

COMMENCEMENT CERTIFICATE

To.

Shri. Jayesh T. Shah Director of M/s. Ravi Real Estate Developers Pvt. Ltd.

Laxmi Palace, 76, Mathuradas Road, Kandivali (W), Mumbai 400 067

Sir,

With reference to your application No. **P-7049/2021/(Proposed Residential building no. 18 on subplot 'F' of layout bearing C.T.S. No. 138 And Other)/R/S Ward/KANDIVALI R/S/CC/1/New** Dated. **24 Mar 2021** for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 no -- dated **24 Mar 2021** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. - C.T.S. No. **Proposed Residential building no. 18 on subplot 'F' of layout bearing C.T.S. No. 138, 141, 143 to 146, 148, 156, 157, 159 to 161, 172(pt.), 178, 179, 180, 184, 186 to 188, 190, 191, 192, 193, 195, 196, 197, 198, 203, 215, 260, 261, 262, 263, 264, 265 to 271, 272(pt.), 273 to 282, etc. Village Kandivali, at Bunder Pakhadi Road, Kandivali (W), Mumbai known as "Gaurav Garden Layout" Division / Village / Town Planning Scheme No. KANDIVALI R/S situated at Bunder Pakhadi Road Road / Street in R/S Ward Ward .**

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

1. The land vacated on consequence of the 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 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 of 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. **Exe. Engr. (BP) WS-II R-1** Executive Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 20/3/2024

Issue On : 21 Mar 2023

Valid Upto : 20 Mar 2024

Application Number : P-7049/2021/(Proposed Residential building no. 18 on subplot 'F' of layout bearing C.T.S. No. 138 And Other)/R/S Ward/KANDIVALI R/S/CC/1/New

Remark :

This C.C. is granted for work upto Plinth level for Part Portion only as marked A-B-C-D-E-F-G-H-I-J-K-L-M-N-O-A in Plinth plan as per approved Zero FSI IOD dt. 21.03.2023.

For and on behalf of Local Authority
Municipal Corporation of Greater Mumbai

Cc to :

1. Architect.
2. Collector Mumbai Suburban /Mumbai District.

Executive Engineer . Building Proposal

Western Suburb II R/S Ward Ward