



DEVELOPER COPY

Sr. No. 253

SLUM REHABILITATION AUTHORITY

Administrative Building, Anant Kanekar Marg, Bandra (east), Mumbai - 400051

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

06 AUG 2021

NO GN/MCGM/0143/20100903/AP/S

COMMENCEMENT CERTIFICATESale Building

To,
M/s. Rising Impex Pvt. Ltd
Prestige precinct, 3rd floor Almedia road, panch pakhadi, Thane West
M/s HRUB infra Projects Pvt. Ltd.

209, Amit Industrial Estate, Dr. S.S. Road,
parel, Mumbai - 400012.

Sir,

With reference to your application No. 4555 dated 05/04/2021 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. F.P No. 646 of TPS III of Mahim Division, Kapad Bazar Road, Mahim (W) Mumbai - 400016 for Om Sainath SRA CHS Ltd.

of village _____ T.P.S.No. TPS III
ward G/N _____ Situated at _____

The Commencement Certificate/Building Permit is granted subject to compliance of mentioned in LOI
U/RNo. SHA/ENG/2416/GN/ML/LOI dt. 19/03/2021
IDA/U/RNo. GN/MCGM/0143/20100903/AP/S dt. 22/07/2021

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 SHA. U .C. BODKHE
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 Top of 10th podium (including) 2 Basements

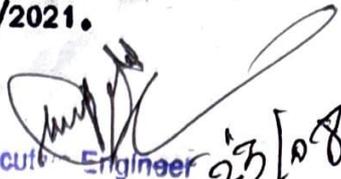
For and on behalf of Local Authority
The Slum Rehabilitation Authority
Executive Engineer (SRA)
FOR
CHIEF EXECUTIVE OFFICER
(SLUM REHABILITATION AUTHORITY)

06/08/21

GN/MCGM/0143/20100903/AP/S

23 AUG 2021

This C.C. is Re-endorsed upto 10th Podium floor 2 Basements as per approved amended plans dtd. 19/08/2021.


Executive Engineer
Slum Rehabilitation Authority

23 JUN 2023

GN/MCGM/0143/20100903/AP/S

This C.C is further extended from 11th level podium (E-Deck) & 1st to 26th upper residential floor as per approved plans dated 19/08/2021.


Executive Engineer,
Slum Rehabilitation Authority

GN/MCGM/0143/20100903/AP/S

~~This C.C. is further extended from 31st to 35th upper floor (including O.H.W.T & L.M.R) (i.e. full C.C) for lower 2 in sale building as per approved amended plans dated 13/04/2023.~~

GN/MCGM/0143/20100903/AP/S

5 MAR 2024

This C.C is re-endorsed & further extended from 27th floor to 32nd floor along with brick work and only R.C.C frame work from 33rd to 35th upper residential floor of sale building in scheme under reference as per approved amended plans dated 27/02/2024.


Executive Engineer
Slum Rehabilitation Authority

GN/MCGM/0143/20100903/AP/S

12 MAR 2025

This C.C. is now extended for full work i.e. for top of 35th upper residential floor (including O.H.W.T & L.M.R) as per approved amended plans dated 27/02/2024.


Executive Engineer
Slum Rehabilitation Authority
Brihanmumbai