

# 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/2143/PN/PL/AP

10 AUG 2011

COMMENCEMENT CERTIFICATE

SALE BUILDING

To,

M/s. Omkar Realtors & Developers Pvt. Ltd.  
Omkar Esquare, Off. Eastern Express Highway,  
Opp. Sion Chunabhatti Signal, Sion (E),  
Mumbai-400 022.

Sir,

With reference to your application No. 1022 dated 29/07/2011 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. 811A/7 \* of village Malad T. P. S. No. -  
ward P/N situated at Malad (E) in Mumbai.

\* 812(pt.), 813, 821(pt.) & 844

The Commencement Certificate/Building Permit is granted subject to compliance of mentioned  
In LOI U/R No. SRA/ENG/1759/PN/PL/LCI dt. 15/06/2011  
IOA U/R No. SRA/ENG/2143/PN/PL/AP dt. 05/08/2011  
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 SHRI DEEPAK 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 i.e. upto 7th level of podium top for RCC frame structure only.

For and on behalf of Local Authority  
The Slum Rehabilitation Authority

  
Executive Engineer (SRA) II  
FOR

CHIEF EXECUTIVE OFFICER  
(SLUM REHABILITATION AUTHORITY)

SRA/ENG/2143/PN/PL/AP. 10 FEB 2012

This C.C is re-endorsed up to plinth level i.e upto 5<sup>th</sup> level podium top as per approved amended plans

U/No. SRA/ENG/2143/PN/PL/AP. Dt: 27/12/2011.

*[Signature]*  
Executive Engineer  
Slum Rehabilitation Authority

SRA/ENG/2143/PN/PL/AP. 11 SEP 2012

This C.C is further extended upto 10<sup>th</sup> upper floors [i.e from stilt with amenity floor + 10<sup>th</sup> upper floors] of Sale residential Tower 'A' as per approved amended plan under No. SRA/ENG/2143/PN/PL/AP. Dt: 27/12/2011.

*[Signature]*  
Executive Engineer  
Slum Rehabilitation Authority

SRA/ENG/2143/PN/PL/AP. 15 JAN 2013

This C.C. is further extended for full height (i.e upto 39<sup>th</sup> upper floors) including L.M.R., S.T.R. & O.H.T. to Sale Residential building Tower 'A' as per approved amended Plan u/no. SRA/ENG/2143/PN/PL/AP dtd. 27/12/2011.

*[Signature]*  
Executive Engineer  
Slum Rehabilitation Authority

SRA/ENG/2143/PN/PL/AP - 5 AUG 2013

This C.C. is further extended for full height (i.e. upto 55<sup>th</sup> upper floors) including L.M.R., S.T.R. & O.H.T. to Sale Residential Building Tower 'C' as per approved amended plan u/no. SRA/ENG/2143/PN/PL/AP dtd. 27/12/2011.

*[Signature]*  
Executive Engineer  
Slum Rehabilitation Authority



SRA/ENG/2143/PN/PL & STGL/AP **5 SEP 2014**

This C.C. is re-endorsed upto plinth level (i.e. top of the 5<sup>th</sup> podium slab) to all Tower 'A' to 'D' & full C.C. (including L.M.R. & O.H.T.) to Tower 'A' i.e. upto 45<sup>th</sup> upper floors & full C.C. (including L.M.R. & O.H.T.) to Tower 'C' i.e. upto 55<sup>th</sup> upper floors as per approved amended plan to Sale Residential Building U/no. SRA/ENG/2143/PN/PL & STGL/AP dated 28/08/2014

  
Executive Engineer  
Slum Rehabilitation Authority

SRA/ENG/2143/PN/PL & STGL/AP **12 DEC 2014**

This C.C. is further extended for full height (i.e. upto 54<sup>th</sup> upper floors) including L.M.R., S.T.R. & O.H.T. to Sale Residential Tower 'D' as per approved amended plan under NO. SRA/ENG/2143/PN/PL & STGL/AP dated 28/08/2014.

  
Executive Engineer  
Slum Rehabilitation Authority

SRA/ENG/2143/PN/PL & STGL/AP - **2 JAN 2017**

This C.C. is re-endorsed upto the plinth level (i.e. top of the 5<sup>th</sup> podium slab) to Sale Tower 'B' as per approved amended plan to Sale Residential Building under No. SRA/ENG/2143/PN/PL & STGL/AP dated 19/12/2016.

  
Executive Engineer  
Slum Rehabilitation Authority

This C.C. is regularised upto the top slab of 4<sup>th</sup> habitable floor of Sale Tower 'B' & further extended upto the top slab of 9<sup>th</sup> habitable floors for Sale tower 'B' as per the last amended plan approved u/no SRA/ENG/2143/PN/PL & STGL/AP dtd. 19.12.2016

  
Executive Engineer  
Slum Rehabilitation Authority

SRA/ENG/2143/PN/PL&STGL/AP 16 MAY 2017

This C.C. is re-endorsed upto the plinth level (i.e. top of the 5<sup>th</sup> podium slab) to all towers 'A' to 'D'. Further re-endorsed for full height upto 45<sup>th</sup> upper floors (including L.M.R. & O.H.T.) to tower 'A' & upto 9<sup>th</sup> upper floors for tower 'B' and full C.C. upto 55<sup>th</sup> upper floors (including L.M.R. & O.H.T.) to tower 'C' and full C.C. upto 54<sup>th</sup> upper floors (including L.M.R. & O.H.T.) to tower 'D' as per approved amended plans under No. SRA/ENG/2143/PN/PL&STGL/AP dated 16/05/2017.

16/5/17

Executive Engineer  
Slum Rehabilitation Authority

SRA/ENG/2143/PN/PL&STGL/AP 6 DEC 2017

This C.C. is further extended upto 25<sup>th</sup> upper floors to tower 'B' of Sale Residential Building No. 1 as per last approved amended plan under No. SRA/ENG/2143/PN/PL&STGL/AP dtd. 16/05/2017.

6.12.17

Executive Engineer  
Slum Rehabilitation Authority



## SLUM REHABILITATION AUTHORITY

Administrative Building, Anant Kanekar Marg, Bandra (East), Mumbai - 400 051

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

No. SHA/ENG/2795/PN/PL & STGL/AP

27 DEC 2015

### COMMENCEMENT CERTIFICATE

SALE I.T. BLDG.

TO,

M/s. Omkar Realtors & Developers Pvt.Ltd.  
Omkar Esquare, Cif. Eastern Express Highway,  
Cop. Sion Chunabhatti Signal, Sion,  
Mumbai-400 022.

Sir,

With reference to your application No. 1283 dated 25/10/2011 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. 811A/7(pt.), 812, 813, 814A-1, 814A-2, 814A-3, 814A-4, 821,  
824, 825(pt.) & 844

of village Malad (E) T.P.S. No. \_\_\_\_\_  
ward P/N. Situated at Malad.

The Commencement Certificate/Building Permit is granted subject to compliance of mentioned in LOI  
U/R No. SHA/ENG/1759/PN/PL & STGL/LOI dt. 13/08/2014  
IDA U/R No. SHA/ENG/2795/PN/PL & STGL/AP dt. 27/12/2011  
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 SHRI A.S. RAC  
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. upto top slab of 2nd  
parking floors (including 4 level basement + Ground/Stilt).

For and on behalf of Local Authority  
The Slum Rehabilitation Authority


  
Executive Engineer (SRA) W.S.

FOR  
CHIEF EXECUTIVE OFFICER  
(SLUM REHABILITATION AUTHORITY)



SRA/ENG/2795/PN/PL & STGL/AP 16 MAY 2017

This C.C. is re-endorsed upto the plinth level  
(including Basement), as per approved amended  
plans under No. SRA/ENG/2795/PN/PL & STGL/AP  
dated 16.05.2017 for Sale Residential Building No.2.

  
Executive Engineer  
Slum Rehabilitation Authority