

DEVELOPER COPY

Sr. No. 240

SLUM REHABILITATION AUTHORITY

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

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

NO KE/PVT/0103/20050609/AP/R-4

24 JUN 2021

COMMENCEMENT CERTIFICATE

To,
M/s. Avant Heritage-III Reality LLP
M/s. Aishwarya Avant Builder LLP
M/s. Avant Heritage-IV Reality LLP
522, The Sumit Business Bag, Andheri-Kurla Road,
Andheri (E), Mumbai-400 069.

Rehab Building No.04

Sir,

With reference to your application No. 000072 dated 10/09/2020 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. 156-D(pt), 157, 157/1 to 55, 158, 158/1 to 33, 192(pt) &
Scheme No.02 CTS No.153, 153/1 to 100 with ongoing scheme
No.03 CTS No.150, 150/1 to 35, 151, 151/1 to 29 of Vill. Majas

of village Majas T.P.S No. --
ward K/E Situated at Andheri

The Commencement Certificate / Building Permit is granted subject to compliance of mentioned in LOI
U/RNo. SRA/ENG/1114/KE/PL/LOI dt. 21/05/2021
IDA/U/RNo. KE/PVT/0103/20050609/AP/R-4 dt. 31/05/2021

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 Certified 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. S. R. Tank

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 upto plinth level wing A & B.

Certified True Copy

Architect

For and on behalf of Local Authority
The Slum Rehabilitation Authority

8/6/2016 L1

Executive Engineer (SRA)
FOR
CHIEF EXECUTIVE OFFICER
(SLUM REHABILITATION AUTHORITY)

KE/PVT/0103/20050609/AP/C

28 OCT 2024

This C.o.C is re-endorsed as per approval amended plans
dtd. 28/10/2024 for Rehab Wing 'A', Sale Wing 'B' & 'C' of
Composite Building No.04.

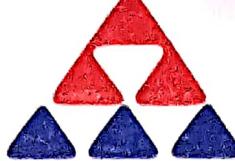
Certified True Copy

Armin

Architect

28/10/24 116124
Executive Engineer
Brihanmumbai
Rehabilitation Authority

Housiey.com



SLUM REHABILITATION AUTHORITY

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

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

NO KE/PVT/0103/20050609/C-5

COMMENCEMENT CERTIFICATE

29 OCT 2024

To,

M/s. Avant Heritage-IV Realty LLP
522, 5th Floor, The Summit Business Bay,
Andheri-Kurla Road,
Opp. Western Express Highway,
Andheri (East), Mumbai-400 069.
Sir,

Composite Building No.05

With reference to your application No. 1984 dated 18/10/2024 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. 152A(pt.), 152/1 to 61, 152/71 to 78, 156-D(pt.), 157, 157/1 to 55, 158, 158/1 to 33 & 192(pt.), 192/74(pt.), 153, 153/1 to 100, 150, 150/1 to 35, 151, 151/1 to 29 of viage Majas T.P.S No. -- ward K/E Situated at Jogeshwari (East).

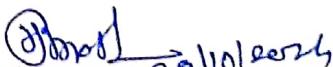
The Commencement Certificate / Building Permit is granted subject to compliance of mentioned in LOI
U/R No. SRA/ENG/1114/KE/PL/LOI dt. 18/10/2024
IOA/U/R No. KE/PVT/0103/20050609/C-5 dt. 28/10/2024
and on following conditions.

1. The land vacated in consequence of endorsement of the setback line / road widening line shall from 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 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. H. A. Masal. 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 Basement upto plinth level, for Sale Wing 'A', 'B' & Rehab Wing 'C'.

For and on behalf of Local Authority
The Slum Rehabilitation Authority


Executive Engineer (SRA)
FOR
CHIEF EXECUTIVE OFFICER
(SLUM REHABILITATION AUTHORITY)