

**SLUM REHABILITATION AUTHORITY**

Administrative Building, Anant Kanekar Marg, Bandra (east), Mumbai - 400051.  
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM "A")

NO GN/STGOVT/0006/20080827/S-1

COMMENCEMENT CERTIFICATE

2 FEB 2024

To,  
M/s. Shree Nidhi Concept Realtors Pvt. Ltd.  
Omkar House, Off Eastern Express Highway,  
Opp. Sion Chunabhatti Signal,  
Sion (East), Mumbai-400 022.

Sale Building No.01

Sir,

With reference to your application No. 1674 dated 24/12/2019 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. ~~XXXX~~ C.S. No. 1500(pt.), 2116(pt.) & 2124(pt.) of Village Mahim, Mumbai-400 016 Form Navkiran Welfare SRA CHS, New Janta SRA CHS and Hind Ekta SRA CHS amalgamated with F.P.No. 772 to 778, Mahim 781 to 790, C.S. No. XXXX 1500 & its appurtenant road on C.S. No. 1500(pt.), T.P.S+III for "Gayaban Shah Baba CHSL & Janabai CHS (Prop.) as per LOI dtd.24/01/2025.

The Commencement Certificate / Building Permit is granted subject to compliance of mentioned in LOI  
U/R No. SRA/ENG/2025/GN/STGL/LOI dt 18/12/2020  
IOA/U/R No. GN/STGOVT/0006/20080827/S1 dt 22/12/2020

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.

**Shri. Dinesh D. Mahajan**

The C.E.O. (SRA) has appointed Shri. Dinesh D. Mahajan  
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 including 3 level basement,  
as per amended plan dated 30/01/2024.

For and on behalf of Local Authority  
**The Slum Rehabilitation Authority**

Executive Engineer (SRA)

FOR

CHIEF EXECUTIVE OFFICER  
(SLUM REHABILITATION AUTHORITY)

GN/STGOVT/0006/20080827/S-1

7 MAR 2024

This C.C. is re-endorsed as per amended plan issued u/no. GN/STGOVT/0006/20080827/S-1 dtd. 07/03/2024.

  
Executive Engineer  
Slum Rehabilitation Authority

GN/STGOVT/0006/20080827/S-1

29 JUL 2024

This C.C. is re-endorsed upto plinth level for Tower-1 & 2 and further extended upto plinth level including 3 level Basements for Tower-3 as per approved amended plans issued under No. GN/STGOVT/0006/20080827/S-1 dated 29/7/2024.

  
Executive Engineer  
Slum Rehabilitation Authority  
Brihanmumbai

GN/STGOVT/0006/20080827/S-1

24 JAN 2025

This C.C. is re-endorsed upto plinth level i.e. upto top of 6th podium floor of tower 1 to 4 of Sale Building No.01 as per approved amended plans u/no. GN/STGOVT/0006/20080827/S-1 dated 24/01/2025.

  
Executive Engineer  
Slum Rehabilitation Authority  
Brihanmumbai