

**SLUM REHABILITATION AUTHORITY**

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

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM "A") 02 DEC 2022

NO P-S/MCGM/0012/20060623/AP/R Composite Building

DUPLICATE COPY**COMMENCEMENT CERTIFICATE**To, ~~Previous Developer,~~

M/s. D.V. Infrahomes PVT Ltd

08, Abhishek Bldg, Dalia Ind. Estate,

Andheri Link Road, Andheri (W),

Mumbai. 400 058

New Developer, / No/CC/bo/15b/1/qa

M/s. Pratha Construction,

1st floor, Gala No. 2A, C-10,

Dalia Industrial Estate, Modi

House, Veer Desai Road, Near

Balaji Films, Andheri (W),

Mum-400 053.

Sir,

With reference to your application No. 000020

dated 20/12/2022

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. 532A (PT)

FOR HANUMAN NAGAR SRA CHS (PROP) & AZAD NAGAR SRA CHS (PROP)

of viage Pahadi (Goregaon)ward P/S

TPS No. -

Situating at Gana Industrial Estate

The Commencement Certificate / Building Permit is granted subject to compliance of mentioned in LOI
U/R No. SRA/ENG/1470/PS/ML/LOI dt 17/12/2021
IOA/UR No. P-S/MCGM/0012/20060623/AP/F dt 01/02/2022
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. 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 R.B.Patil

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 for part plinth portion marked & hatched as A-B-C-D-E-A & F-G-H-I-K-L-M-N-O-P-R -F on plinth plan at pg no-397 of IOA Bunch

For and on behalf of Local Authority
The Slum Rehabilitation Authority

sd/-

Executive Engineer (SRA)
FORCHIEF EXECUTIVE OFFICER
(SLUM REHABILITATION AUTHORITY)

07 MAY 2024

The earlier developer M/s.D.V. Infrahomes Pvt Ltd has been terminated for implementation of the said S.R.Scheme as per 13(2) order u/no SRA/CEO Order/Hanuman Nagar & Azad Nagar CHS /66/2023 dtd 26/10/2023,

Now, M/s Pratha Construction has been appointed as new developer for implementation of said S.R.Scheme and Revised LOI u/no SRA/ENG/1470/PS/ML/LOU dated 30/04/2024 & Amended IOA u/no P-S/MCGM/0012/20060623/AP/R dated 30/04/2024 are issued.

This C.C is re-endorsed in the name of M/S Pratha Construction, for part portion marked & hatched as A-B-C-D-E-A & F-G-H-I-J-K-L-M -N-O-P-Q-R-F on plinth plan at page 433 of IOA bunch, as per approved amended plans dated 30/04/2024.

[Signature]
Executive Engineer
Slum Rehabilitation Authority

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