

**SLUM REHABILITATION AUTHORITY**

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

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

NO SRA/ENG/CHE/844/KE/PL/AP

10 MAR 2022

## COMMENCEMENT CERTIFICATE

To, M/s. Elogent Builders & DevelopersSALE BLDG- 03Sarla Garden Opposite SBI Bank,  
J. Nehru Road, Vakola,Santacruz (E) Mumbai- 400 055

Sir,

With reference to your application No. 1187 dated 15/10/2019 for Development

Permission and grant of Commencement Certificate under section 44 &amp; 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. 123, 123/1 to 84, 123/97 to 99 of village Mograof village Mogra T.P.S.No. \_\_\_\_\_  
ward K/E Situated at Old Nagardas Road Andheri (E<sub>2</sub>) Mumbai- 69

The Commencement Certificate / Building Permit is granted subject to compliance of mentioned in LOI

U/RNo. SRA/ENG/672/KE/PL/LOI dt. 12/05/2011IDA/U/RNo. SRA/ENG/CHE/844/KE/PL/AP dt. 30/09/2020

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 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 Plinth Level.For and on behalf of Local Authority  
The Slum Rehabilitation Authority

Executive Engineer (SRA)

FOR

CHIEF EXECUTIVE OFFICER  
(SLUM REHABILITATION AUTHORITY)



# ELEGANT

## Builders & Developers

Admn. Off.: Sarla Garden, 28, J. Nehru Road, Vakola, Santacruz (East),  
Mumbai - 400 055. Tel.: 6570 1236 / 37 Fax : 2668 1527

Date: November 16,2022

To,  
Executive Engineer  
Slum Rehabilitation Authority  
Anant Kanekar Marg,  
Bandra – East, Mumbai – 400 051

Ref: 1) SRA/Eng/672/KE/PL/LOI dated 22/08/2022  
2) Revised LOI No. SRA/ENG/844/KE/PL/LOI dated 11.02.2005

Sub:- Correction in CTS Number in LOI issued for S.R. SCHEME  
On Plot bearing CTS No.123/A, 123(1 – 78), 123 (80 – 84) ,  
123(97 – 99), Survey No. – 53, Hissa No. – 3 , of Village Mogra,  
Old Nagardas Road, Andheri (East), Mumbai - 400069 .

Sir,

LOI bearing No.SRA/ENG/672/KE/96/LOI was issued on  
22.08.2002 wherein the C.T.S. No. 123, 123/1 to 99 was  
mentioned. Subsequently Revised LOI No. SRA/ENG/844/  
KE/PL LOI was issued on 11.02.2005 wherein C.T.S. No.  
123, 123/1 TO 84 and 97 to 99 has been mentioned.

This to bring to your kind notice that we are Owner of C.T.S.  
No. 123 (Now 123/A), 123/1 to 78, 123/80 to 84 and 123/  
97 to 99. We are not owner of C.T.S. No.123/79. The total  
area land for Scheme is 2538.83. Sq. mtrs. Comprising of  
C.T.S. No. 123(New C.T.S. No.123/A), 123/1 to 78, 123/80  
to 84, 123/97 to 99



# ELEGANT Builders & Developers

**Admn. Off.:** Sarika Garden, 28, J. Nehru Road, Vakkola, Santacruz (East),  
Mumbai - 400 055. Tel.: 6570 1296 / 37 Fax : 2668 1527

This is to inform you that the C.T.S. No. 123/79 does not form part of our S.R. Scheme.

It this circumstances it is expected to rectify and correct the LOI by deleting C.T.S. No. 123/79 copy of C.T.S. No.123/79 is annexed herewith for your reference.

We therefore request you to make necessary correction/ change in LOI and delete C.T.S. No.123/79 and issue rectified LOI

Thanking you,

Yours faithfully,  
For ELEGANT BUILDERS & DEVELOPERS

Anand Parab  
PARTNER

16/11/22

