



# Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning for MHADA layouts constituted as per government regulation No.TPB4315/167/CR-51/2015/UD-11 DT. 23 May, 2018.)

## **COMMENCEMENT CERTIFICATE**

No. MH/EE/(BP)/GM/MHADA-74/2252/2025/CC/1/New

Date : 15 September, 2025

### **To**

M/s Dhariwal Thirani Builders LLP  
C.A. to Society

401, CTS No. 26(pt), Building no.  
3, Chaitanya CHSL, Siddharth  
Nagar, Goregaon(W), Mumbai  
400104

**Sub :** Proposed redevelopment of an existing building known as Charkop Sagar Vihar CHSL located on plot bearing C.T.S. No. 1C/1/99 & Plot No. 126 of village Kandivali at RDP Road No. 07 Sector 04 Charkop Kandivali(West) Mumbai 400067

Dear Applicant,

With reference to your application dated 20 May, 2025 for development permission and grant of Plinth Commencement Certificate under section 44 & 69 of 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 **Proposed redevelopment of an existing building known as Charkop Sagar Vihar CHSL located on plot bearing C.T.S. No. 1C/1/99 & Plot No. 126 of village Kandivali at RDP Road No. 07 Sector 04 Charkop Kandivali(West) Mumbai 400067**

The Commencement Certificate/Building Permit is granted subject to compliance as mentioned in I.O.A. u/ref. No. MH/EE/(BP)/GM/MHADA-74/2252/2025/IOA/1 dt. 11 June, 2025 and 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.
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 laps shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate liable to be revoked by the VP & CEO, MHADA 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 VP & CEO, MHADA is contravened or not complied with.

c. The VP & CEO, MHADA is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the appellant 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 Town Planning Act, 1966.

7. This CC shall be re-endorsed after obtaining IOA for work beyond plinth.

8. 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.

VP & CEO / MHADA has appointed Shri. Rupesh M. Totewar Executive Engineer to exercise his powers and function of the Planning Authority under section 45 of the said Act.

This CC is valid upto 14 September, 2026

**Remarks :** This commencement certificate is granted upto top of Plinth level as per approved ZERO FSI IOA plans u/no.MH/EE/(BP)/GM/MHADA-74/2252/2025/IOA dt. 11.06.2025.

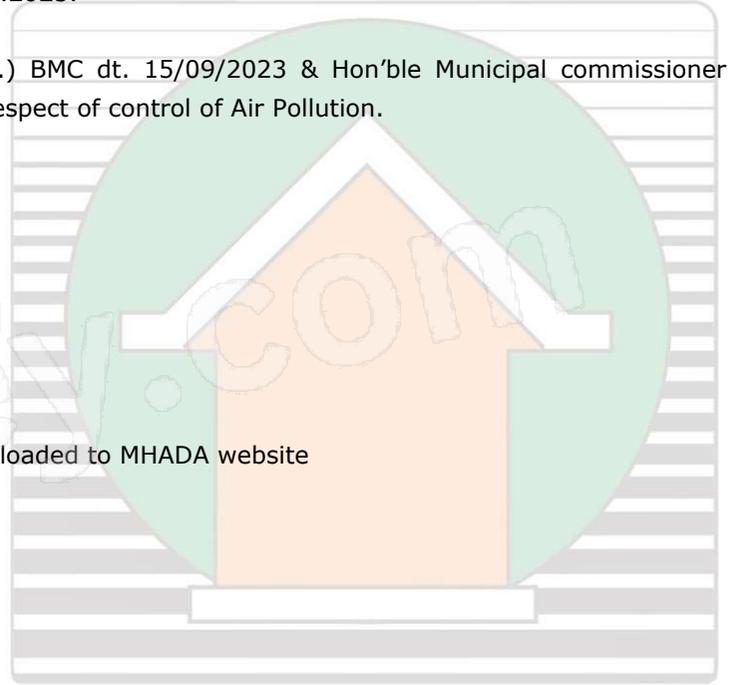
Note:- That the Guidelines issued by Chief Engineer(D.P.) BMC dt. 15/09/2023 & Hon'ble Municipal commissioner (BMC) dt. 25/10/2023 shall be strictly followed on Site in respect of control of Air Pollution.

Copy submitted in favour of information please

1. Chief Officer Mumbai Board.
2. Deputy Chief Engineer /B.P. Cell/MHADA.
3. Asst. Commissioner R Central Ward MCGM.
4. Chief ICT officer/MHADA for information & uploaded to MHADA website

Copy to :-

5. EE Borivali Division / MB.
6. A.E.W.W R Central Ward MCGM.
7. A.A. & C R Central Ward MCGM
8. Architect / LS - Vishal Yogendra Singh.
9. Secretary Charkop Sagar Vihar CHSL



Digitally signed by Rupesh Muralidhar Totewar  
Date: 15 Sep 2025 16:35:48  
Organization :MHADA  
Designation :Executive Engr.

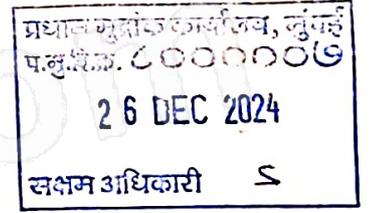
**Executive Engineer/B.P.Cell  
Greater Mumbai/MHADA**



महाराष्ट्र MAHARASHTRA

2024

CY 164761



श्रीमती संगिता जाधव

Date: 16-09-2025

To,  
The Registration Department,  
MahaRERA.

Subject: Response to Query on Project Registration – RERA No. REPM1180002500973.

Respected Sir/Madam,

We, DHARIWAL THIRANI BUILDERS LLP (“Promoters”), have applied for registration of our project " ASPIRE " bearing REA No. REPM1180002500973. In response to your query regarding the justification for seeking registration of the project with Zero-FSI at this stage, we respectfully submit as under:

*Sanjeev*

*W-T*

1. Building Permission Cell, Greater Mumbai / MHADA has issued a Commencement Certificate bearing No. **MH/EE/(BP)/GM/MHADA-74/2252/2025/CC/1/New** dated **15/09/2025** for work up to the part plinth level, based on the approved Zero-FSI IOA plans dated **11/06/2025**. These plans are valid and subsisting, satisfying the project registration criteria as prescribed by MahaRERA.
2. The Promoters propose to initiate funding discussions with financial institutions, and one of the key pre-requisites of such lenders is RERA registration of the project.
3. Furthermore, the Promoters intend to commence marketing of the redevelopment project being undertaken and establish market presence. As per Section 3 of the Real Estate (Regulation and Development) Act, 2016, RERA registration is mandatory for such promotional activities.
4. The Promoters anticipate that the balance approvals will be obtained in due course in accordance with law. In order to save time and avoid duplication of efforts involved in the registration process, it is imperative that registration be granted at this stage.

We hereby confirm and undertake that, until further sanctions and approvals are received from MCGM with respect to the proposed sale units and corresponding revised certification from MahaRERA:

- a. No units shall be sold or booked;
  - b. No allotment letters, booking forms, agreements for sale, or sale deeds shall be executed; and
  - c. No advances or booking fees shall be collected from allottees.
6. Further, we undertake to promptly update the approved plans and other project details on the MahaRERA portal and/or file a correction application upon receipt of updated approvals.
  7. The Promoters' sole intention is to fully comply with the statutory provisions of the Real Estate (Regulation and Development) Act, 2016, and not to violate any applicable regulations issued by MahaRERA.

In light of the above, we humbly request you to kindly consider and grant project registration at the earliest, to enable us to proceed with our legitimate business objectives in full compliance with RERA.







We remain committed to complete transparency and assure you of our full cooperation for any further clarifications or documentation as may be required.

Thanking you,

Yours faithfully,

For DHARIWAL THIRANI BUILDERS LLP

   
Partner

For DHARIWAL THIRANI BUILDERS LLP.  
SANJEEV MALHOTRA &  
NAVIN THIRANI  
PARTNER



ATTESTED BY ME

  
JAGDISH TRYAMBAKRAO DONGARDIVE  
Advocate High Court & Notary, (Govt of India)  
Rahul Chawl Committee, Kranli Nagar,  
Akurli Road, Kandivali (East),  
Mumbai-400 101.

16 SEP 2025