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## SLUM REHABILITATION AUTHORITY

5th floor, Griha Nirman Bhavan, Bandra (E) Mumbai - 400 051.

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

No. SRA/ENG/2069/KE/PL/AP

8 SEP 2011

### COMMENCEMENT CERTIFICATE

SALE BUILDING

To,

M/s. Romell Real Estates Pvt.Ltd.  
Gharkul Apartments, 'B' Wing,  
Azad Road, Vile-Parle (E),  
Mumbai-400 057.

Sir,

With reference to your application No. 3759 dated 17/09/2007 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. CTS No. F.P.No.435 \* of village Vile-Parle T. P. S. No. - ward K/E situated at Vile-Parle, Mumbai. \* to 440, 453, 458 of TPS V & CTS Nos.1491, 1492, 1493, 1493/1 to 2, 1495, 1495/1 to 5 of village Vile-Parle.

The Commencement Certificate/Building Permit is granted subject to compliance of mentioned In LOI U/R No. SRA/ENG/434/KE/PL/LOI dt. 16/05/2000 IOA U/R No. SRA/ENG/2069/KE/PL/AP dt. 07/05/2010 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 AVINASH S. RAO

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 i.e. top of the basement of Sale building as per approved plan dtd. 07/05/2010.

For and on behalf of Local Authority  
The Slum Rehabilitation Authority

  
Executive Engineer (SRA) III

FOR  
CHIEF EXECUTIVE OFFICER  
(SLUM REHABILITATION AUTHORITY)



SRA/ENG/2069/KE/PL/AP

3 NOV 2023


This Plinth C.C. is re-endorsed for portion marked on plan as A-B-C-D-E-F-G-H-I-J-K-L-M-N-O-P-Q-T-U-V-W-X at page 453 as per last approved amended plans dated 24/01/2022.

  
Executive Engineer  
Slum Rehabilitation Authority

SRA/ENG/2069/KE/PL/AP

10 JAN 2025

This C.C. is read with Revised amalgamated LOI dated 29/11/2021 & amended plans dated 24/01/2022 by amalgamation of non-slum plot bearing C.T.S No. 1479, 1479/1, 1484, 1485/1 & F.P. No. 171 of TPS II-Vile Parle (E), F.P. No. 442 of TPS-V, Vile Parle (E) under Reg.30 of DCPR 2034 & F.P. No.172 of TPS-II under Reg.33(7)(A) of DCPR 2034.

  
Executive Engineer  
Slum Rehabilitation Authority  
Brihanmumbai