



BRIHANMUMBAI MUNICIPAL CORPORATION

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No P-22447/2024/(1/17 And Other)/K/W Ward/OSHIWARA/CC/1/New



COMMENCEMENT CERTIFICATE

To.

M/s. Puravankara Limited CA To Owner M/s. Apna
Ghar Unit No 04 and Apna Ghar Unit No 05 CHSL
One BKC, C wing, 13th floor, Unit no.1307, Plot no.
C-66, G-Block, Bandra Kurla Complex, Bandra East,
Mumbai - 400 051

Sir,

With reference to your application No. **P-22447/2024/(1/17 And Other)/K/W Ward/OSHIWARA/CC/1/New** Dated. **10 Jul 2024** for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 no 337 (New) dated **10 Jul 2024** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. **1/17 ,1/24 ,1/29** C.T.S. No. **1/17 ,1/24 ,1/29** Division / Village / Town Planning Scheme No. **OSHIWARA** situated at **DP road Road / Street in K/W Ward** Ward .

The Commencement Certificate / Building Permit is granted on the following conditions:--

1. The land vacated on consequence of the 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 person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. 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 Municipal Commissioner for Greater Mumbai 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 conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
 - c. The Municipal Commissioner of Greater Mumbai 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 or 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 Municipal Commissioner has appointed Shri. **Ex Eng (B.P.) K/W** Executive Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

Issue On : 03 Feb 2026

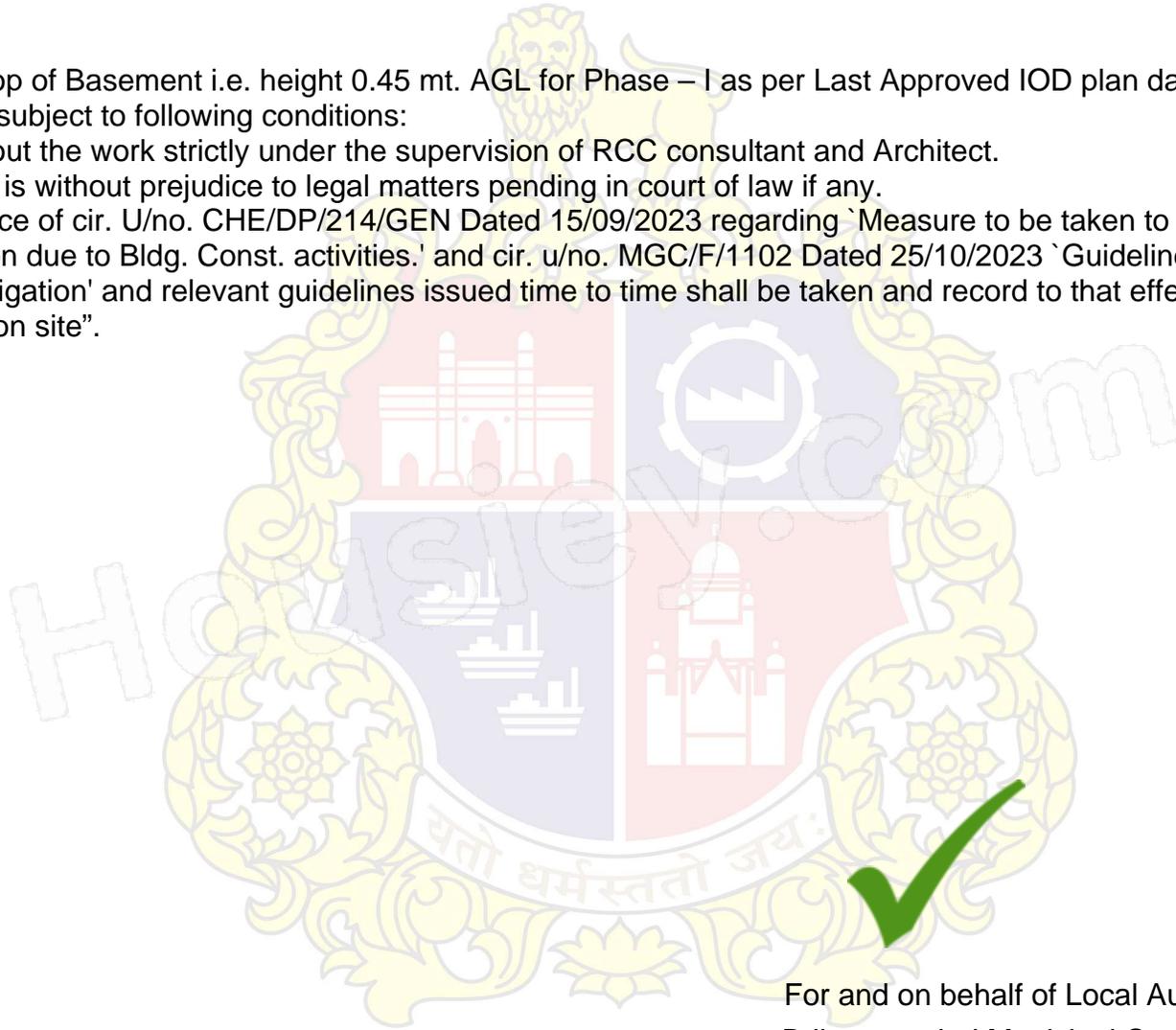
Valid Upto : 02 Feb 2027

Application Number : P-22447/2024/(1/17 And Other)/K/W
Ward/OSHIWARA/CC/1/New

Remark :

C.C. up to top of Basement i.e. height 0.45 mt. AGL for Phase – I as per Last Approved IOD plan dated 18.12.2025 subject to following conditions:

1. To carry out the work strictly under the supervision of RCC consultant and Architect.
2. This C.C. is without prejudice to legal matters pending in court of law if any.
3. Cognizance of cir. U/no. CHE/DP/214/GEN Dated 15/09/2023 regarding 'Measure to be taken to control the Env. pollution due to Bldg. Const. activities.' and cir. u/no. MGC/F/1102 Dated 25/10/2023 'Guidelines for Air pollution Mitigation' and relevant guidelines issued time to time shall be taken and record to that effect shall be maintained on site".



For and on behalf of Local Authority
Brihanmumbai Municipal Corporation

Cc to :

1. Architect.
2. Collector Mumbai Suburban /Mumbai District.

Executive Engineer . Building Proposal

Western Suburb I K/W Ward Ward