



SLUM REHABILITATION AUTHORITY

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

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

NO PN/PVT/175/20160116/AP/SALE 13 NOV 2018
COMMENCEMENT CERTIFICATE

To,
 M/s. Royal Realtors
 6th Floor, Shah Trade Center,
 Rani Sati Marg, Nr W. Exp. Highway,
 Malad (EAST), Mumbai - 97.

Sir,

With reference to your application No. 6471 dated 25/04/2018 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. 717A, 717/1 to 7 & 723, 714, 715, 716, 720, 720/1 to 2, 721, 721/1 to 14 & 1 to 6, 722, 724 & 724/1 to 2, 712, 713, 718, 719, 719/1 to 14 & 717B of Malad (E) Taluka Borivali Mumbai

of village P/N MALAD (E) T.P.S No. _____
 ward P/N Situated at _____

The Commencement Certificate / Building Permit is granted subject to compliance of mentioned in LOI
 U/RNo. SRA/ENG/2851/PN/PL/LOI dt. 14 NOV 2017
 IDA/U/RNo. PN/PVT/175/20160116/AP/SALE dt. 23 JUL 2018
 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 Certified 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.

Shri S.D. Mahajan

The C.E.O. (SRA) has appointed _____
 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 This Plinth C.C is granted only for portion
Marked A-B-C-D on plan at pg- 171.

For and on behalf of Local Authority
 The Slum Rehabilitation Authority

Sohail
 13-11-18
 Executive Engineer (SRA)
 FOR

CHIEF EXECUTIVE OFFICER
 (SLUM REHABILITATION AUTHORITY)

PN-PVT/175/20160116/AP/Sale 26 JUL 2019

This Plinth C.C is further extended for entire sale building. As per approved plans dated 23-07-2018.

Shah
26-07-19
Executive Engineer
Slum Rehabilitation Authority

PN/PVT/175/20160116/AP/Sale

22 JAN 2021

This Plinth C.C is re-endorsed as per approved amended plans dated 11-12-2020.

Pawar
22-01-2021
Executive Engineer
Slum Rehabilitation Authority

PN/PVT/175/20160116/AP/Sale

10 AUG 2021

This full C.C is granted to commercial wing comprising of 2 level basement + ground (shop & *department* Store) + 1st (Department store) & 2nd office)floors . also further C.C is granted to sale wing A & B for basement + ground + intermediate commercial floor+ 3 level podium (including brickwork) & only R.C.C framework to 1st to 14th upper floors . Also further C.C is granted to sale wing 'C' & 'D' for lower ground + upper ground + 4 upper floors (including brickwork) & only RCC framework for 5th to 14th upper floors. as per approved amended plans dated 11/02/2020.

Pawar
10-08
Executive Engineer
Slum Rehabilitation Authority

PN/PVT/175/20160116/AP/sale

7 OCT 2021

This C.C is further extended for only R.C.C framework to 15th to 18th upper floors of sale wing A, B, C & D as per approved amended plans dated 11/12/2020.

Jagtap
02-10
Dy. Ch. Engineer
Slum Rehabilitation Authority

On leave -
Executive Engineer
Slum Rehabilitation Authority

PN/PVT/175/20160116/AP/Sale

20 DEC 2022

This Further C.C is extended to sale wing A & B for 1st to 4th upper floors (including brickwork) & only RC framework for 19th to 20th upper floors & for sale wing C & D only RCC framework 19th to 24th upper floor as per approved amended plans dated 11/12/2020.

Pawan 20.12.2022
Executive Engineer
Slum Rehabilitation Authority

PN/PVT/175/20160116/AP/Sale 25 OCT 2023

This further C.C is extended to sale wing A & B from 5th to 20th upper floor (including brickwork) along with LMR & OHWT as per approved amended plans dated 11/12/2020.

Pawan 25/10/2023
Executive Engineer
Slum Rehabilitation Authority

PN/PVT/175/20160116/AP/Sale 15 FEB 2024

This further C.C is extended to sale wing ~~C & D~~ C & D from 5th to 18th upper floor (including brickwork) as per approved amended plans dated 11/12/2020.

Pawan 15/02/2024
Executive Engineer
Slum Rehabilitation Authority