



DEVELOPER COPY

Sr. No. 062

**SLUM REHABILITATION AUTHORITY**

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

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

NO **PS/STGOVT/0011/20120327/AP/S** 31 MAY 2019

COMMENCEMENT CERTIFICATE

(Sale Building)

To,

**M/s. I.M. Buildcon PVT Ltd**  
**Corporate Avenue, 618, 6th floor,**  
**Sonawala Road, Goregaon (E),**  
**Mumbai- 400 063.**

Sir,

With reference to your application No. **8186** dated **14/05/2019** 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. \_\_\_\_\_  
C.T.S. No. **18(pt), 36A/1(pt), 36A/2(pt), 38A & 62A/7**

of village **Dindoshi Tal- Malad** T.P.S. No. **-**  
ward **P/South** Situated at **Mukadam Compound, G.M. Link Road, Goregaon (E)**  
**Mumbai- 400 063.**

The Commencement Certificate/ Building Permit is granted subject to compliance of mentioned in LOI  
U/RNo. **SRA/ENG/2657/PS/STGL/LOI** dt. **09/05/2019**  
IDA/U/RNo. **PS/STGOVT/0011/20120327/AP/S** dt. **21/05/2019**  
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 P.B. Pawar**

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 **1 Level Basement + Part Ground Floor + Part Stilt + 3 Level Podium.**

For and on behalf of Local Authority  
**The Slum Rehabilitation Authority**

*Pawar* 31.5.19  
Executive Engineer (SRA) - II  
FOR

CHIEF EXECUTIVE OFFICER  
(SLUM REHABILITATION AUTHORITY)

PS/STGOVT/0011/20120327/AP/S

24 MAR 2021

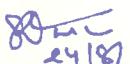
This C.C is re-endorsed upto top of the podium as per approved amended plans dated 19/03/2021.

  
24/3/21  
Executive Engineer  
Slum Rehabilitation Authority

PS/STGOVT/0011/20120327/AP/S

24 AUG 2021

This C.C is re-endorsed upto top of the podium as per approved amended plans dated 23/08/2021.

  
24/8/21  
Executive Engineer  
Slum Rehabilitation Authority

PS/STGOVT/0011/20120327/AP/S

4 JAN 2022

This C.C is extended from 4th floor to 11th upper floors for full work & from 12th to 30th upper floors for R.C.C framework only as per amended approved plans dated 23/08/2021.

  
13/1/22  
Executive Engineer  
Slum Rehabilitation Authority

PS/STGOVT/0011/20120327/AP/S

24 APR 2023

This C.C is further extended for RCC framework structure only from 31st upper floor to 34th upper floor & for full work from 12th upper floor to 24th upper floor as per approved amended plans dated 23/08/2021.

  
24/04/23  
Executive Engineer  
Slum Rehabilitation Authority

PS/STGOVT/0011/20120327/AP/S

28 JUL 2023

This C.C is further extended for RCC framework structure only from 31st upper floor to 34th upper floor & for full work from 12th upper floor to 24th upper floor as per approved amended plans dated 27/07/2023.

  
28/07/2023  
Executive Engineer  
Slum Rehabilitation Authority

P-S/BTGOVT/0011/20120327/AP/PS

27 OCT 2023

This C.C for core portion of staircase, lift & lift lobbies from 35th to 38th upper floor including OHWT & LMR for the sale building no-2 is granted as per amended approved plan dated 27/07/2023.

*Baty*  
27/10/2023

Executive Engineer  
Slum Rehabilitation Authority

P-S/STGOVT/0011/20120327/AP/S

13 FEB 2024

This C.C is re-endorsed for Sale building as per approved amended plans dated 12/02/2024.

*Baty*  
13/02/2024

Executive Engineer  
Slum Rehabilitation Authority

P-S/STGOVT/0011/20120327/AP/S

30 SEP 2024

This C.C is further extended for full work upto 25th upper floor & for RCC frame structure from 35th upper floor to 38th upper floor as per approved amended plan dated 12/02/2024.

*Baty*  
26/09/2024

Executive Engineer  
Slum Rehabilitation Authority  
Brihanmumbai

P-S/STGOVT/0011/20120327/AP/S

9 APR 2025

This Further C.C. is extended for Full work including Brick Masonry and finish work from 26th Floor to 38th upper floor including LMR & OHWT etc. as per approved amended plans dtd.12/02/2024.

*Pranav*  
09.04.2025

Executive Engineer  
Slum Rehabilitation Authority  
Brihanmumbai