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MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No EB/3429/G/N/A

COMMENCEMENT CERTIFICATE

To,
M/s. Twenty Five South Realty pvt ltd.
Hindoostan Mills Compound, Kashinath Dhuri Marg,
Patilwadi, Off Veer Savarkar Road, Prabhadevi,
Mumbai – 400025
Sir,

With reference to your application No. **EB/3429/G/N/A** Dated. **22/2/2018** 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 **22/2/2018** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. **00 C.T.S. No. F.P.no. 1211** Division / Village / Town Planning Scheme No. **Mahim** situated at **Yadav Patil Marg off. Veer Savarkar Marg Road / Street in G/North 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. **Momin Mohammed Shafi Badruddin (Asst.Eng.(BP)City I A & B Ward,D&G/S Municipal Properties,G/N Private mills)** Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 9/11/2015

Issue On : 10/11/2015

Valid Upto : 9/11/2015

Remark :
The CC is issued up to top slab of basement level (i.e. Plinth CC)

Approved By
EEBPC-III
Executive Engineer

Issue On : 17/1/2017

Valid Upto : 9/11/2017

Remark :
This CC is further issued & endorsed up to top of podium (i.e. top of 6th podium) as per amended plan dated 27/10/2017

Approved By
EEBPC(Spl)
Executive Engineer

Issue On : 15/11/2017

Valid Upto : 15/11/2018

Remark :
This C.C. is endorsed up to top of the podium (i.e. up to top of 7th podium) as per last approved amended plans dated 25.10.2017.

Approved By
EEBPC(Spl)
Executive Engineer

EB/3429/G/N/A

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Issue On : 3/2/2018

Valid Upto : 9/11/2018

Remark :
This C.C. is endorsed up to top of Service floor(i.e. up to +34.20mtr level) as per last approved amended plans dated 25.10.2017.

Approved By
EEBPC(Spl)
Executive Engineer

Issue On : 22/6/2018

Valid Upto : 21/6/2019

Remark :
This C.C. is further issued and endorsed up to top of 19th floor i.e. up to 104.40 Mt. height of wing A only as per last approved amended plan dated 01.06.2018.

Name : Shafi Badruddin Momin

Designation : Assistant Engineer

Commencement of Certificate Date : 09-Jul-2018 18: 53:49

Approved By
Momin Mohammed Shafi Badruddin (Asst.Eng. (BP)City I A & B Ward,D&G/S Municipal Properties,G/N Private mills)
Assistant Engineer (BP)

Issue On : 9/7/2018

Valid Upto : 11/9/2018

Remark :
This C.C. is further issued up to top of 36th floor i.e. up to 169.20M height of wing A only as per last approved amended plan dated 01.06.2018.

EB/3429/G/N/A

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For and on behalf of Local Authority
Municipal Corporation of Greater Mumbai

Assistant Engineer . Building Proposal
City G/North Ward

Cc to :

1. Architect.

2. Collector Mumbai Suburban /Mumbai District.

Issue On : 22/6/2018

Valid Upto : 21/6/2019

Remark :
This C.C. is further issued and endorsed up to top of 19th floor i.e. up to 104.40 Mt. height of wing A only as per last approved amended plan dated 01.06.2018.

Name : Shafi Badruddin Momin

Designation : Assistant Engineer

Commencement of Certificate Date : 09-Jul-2018 18: 53:49

Approved By
Momin Mohammed Shafi Badruddin (Asst.Eng. (BP)City I A & B Ward,D&G/S Municipal Properties,G/N Private mills)
Assistant Engineer (BP)

Issue On : 9/7/2018

Valid Upto : 11/9/2018

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This C.C. is further issued up to top of 36th floor i.e. up to 169.20M height of wing A only as per last approved amended plan dated 01.06.2018.

EB/3429/G/N/A

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MUNICIPAL CORPORATION OF GREATER MUMBAI

No. EB/3429/GN/A

Dy. Chief Engineer
(Building Proposals) City
New Municipal Building,
Bhagwan Walmiki Chowk,
Vidyalankar Marg,
Opp. Hanuman Mandir,
Antop Hill, Wadala (East),
Mumbai – 400 037.

To,
M/s. Spaceage consultants
Licensed Surveyor
Shop no.15, Natraj building,
Shivrushti Complex,
M.G. Link road,
Mulund (W), Mumbai - 400 080

Sub : Proposed re-development on plot bearing F.P. No. 1211 of TPS-IV, Mahim Div. at Yadav Patil Marg off. Veer Savarkar Marg, Prabhadevi, 400 025 G/North ward.

Ref.: Your on line application dt. 30.10.2019

Sir,

With reference to above, this is to inform you that the C.C. is revalidated from 10/11/2019 to 09/11/2020.

Yours faithfully,

SE(B.P.)City - I

AE(B.P.)City – I

Copy to:
Owner
M/s. Twenty Five South Realty Ltd.
Hindustan Mills Compound,
Kashinath Dhuru Marg, Patil Wadi,
Off Veer Savarkar Road,
Prabhadevi, Mumbai-400025.

SE(B.P.)City - I

AE(B.P.)City – I

MUNICIPAL CORPORATION OF GREATER MUMBAI

Office of the
Dy. Chief Engineer (Building Proposals) City,
New Municipal Building, Bhagwan Walmiki Chowk, Vidyalankar Marg,
Opp. Hanuman Mandir, Antop Hill, Wadala (East), Mumbai – 400 037.
No. EB / 3429/GN/ A

To,
M/s. Spaceage consultants
Licensed Surveyor
Shop no.15, Natraj building,
Shivrushti Complex,
M.G. Link road,
Mulund (W), Mumbai - 400 080

Sub: Proposed re-development on plot bearing F.P. No. 1211 of TPS-IV, Mahim Div. at Yadav Patil Marg off. Veer Savarkar Marg, Prabhadevi, 400 025 in G/North ward.

Ref : Your on line application dt. 27.10.2020

Sir,

With reference to above, it is inform you that, the C.C. issued under for the above proposal is revalidated from 10.11.2020 to 09.11.2021.

Yours faithfully,

Sub. Eng.(B.P.) City-I

Asst. Eng. (B.P.) City-I

No. EB / 3429/GN/ A

Copy to :
M/s. Twenty Five South Realty Ltd.
Hindustan Mills Compound,
Kashinath Dhuru Marg, Patil Wadi,
Off Veer Savarkar Road,
Prabhadevi, Mumbai-400025.

Sub. Eng.(B.P.) City-I

Asst. Eng. (B.P.) City-I