

MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT. 1966.

No. EEBPC/ 5070 / GS / A of dr 18/2/2010

COMMENCEMENT CERTIFICATE

To,

M/S Real Gem Buildtech Pvt. Ltd.
D.B. House, Gen. A.K. Vaidya
Marg, Goregaon (E)
Mumbai - 400063

Ex. Eng. Bldg. Proposal (City) - I
'E' Ward, Municipal Office, 3rd Floor,
10, S. K. Hafizuddin Marg, Byculla,
Mumbai - 400 008.

Sir,

With reference to your application No. 3405 dated 17.08.2009 for Development Permission and grant of Commencement Certificate under Section 44 and 69 of the Maharashtra Regional and Town planning Act., 1966, to carry out development for Proposed building on Sub divided plot B on plot bearing F.P. No. 1043 of TPS of Mahim Division and building permission under section 346 of the Bombay Municipal Corporation Act., 1888, to erect a building in Building No. --- on Plot No./C.S.No./C.T.S. No. F.P. 1043 Division/ Village/Town Planning Scheme No. Mahim Division Situated at Road/Street Gokhale Road Ward 4/S the Commencement Certificate/Building permit is granted on the following conditions:-

- 1) The land vacated in 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 laps shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional & 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 sanction 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 for Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresenting and the applicant and every person deriving title through or under his in such an event shall be deemed to have carried out the development work in contravention of Sec 43 & 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 successor and every person deriving title through or under him.

8) The Municipal Commissioner has appointed Shri. R. M. Jahagirdar
Assistant Engineer, to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

This Commencement Certificate is valid upto 17th Feb. 2011

This C.C. is granted upto plinth level as per amended approved plan dated 14.12.2009.

For and behalf of Local Authority
The Municipal Corporation of Greater Mumbai.

Amish
18/2

Assistant Engineer
Building Proposals (City)/(R&R)

For MUNICIPAL COMMISSIONER FOR GREATER MUMBAI.

EB/5070/GS/A dt 22-3-2012

This C.C. is endorsed upto 1st habitable floor for wing A, B & C for public parking lot wing up to basement top level as per approved amended plan dt 03/12/2010

Amish
22/3/2012
AEBPC-VI

EB/5070/GS/A dt 30-3-2014

This C.C. is further extended up to 26th upper floor for Wing 'A' & 'B' as per last amended plans dtd 10/09/2014

Amish
30/9/2014
AEBPC-VI



To,
The Sub Engineer,
 Building proposal (City)II,
 G-1/2, Dosti Venus, Off. S.M. Road,
 Opp. Dosti Estate, Near Vidyalankar College,
 Walmiki Chowk, Wadala (East),
 Mumbai - 400 037.

Date:

Sub. : Proposed building on sub-divided plot B on plot bearing F.P. No. 1043 of TPS-IV at Mahim Division at Gokhale Road for Crown Mill Div.

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|------------------------------|---|---|
| 1. File No. | : | EB/5070/GS/A |
| 2. Details of Proposal | : | Proposed building on sub-divided plot B on plot bearing F.P. No. 1043 of TPS-IV at Mahim Division at Gokhale Road for Crown Mill Div. |
| 3. Name of the Owner | : | M/s. Real Gem Build Tech Pvt. Ltd. |
| 4. Date of I.O.D. | : | 21/10/2009 |
| 5. Date of C.C. | : | 18/02/2010 |
| 6. Progress of work | : | Work in progress |
| 7. Date of expiry of C.C. | : | 17/02/2017 |
| 8. Revalidation fees details | : | 18/02/2017 to 17/02/2018 |
| a. Paid before due before on | : | |
| b. Amount due | : | |
| i. Revalidation Fees | : | Rs. 3300/- |
| ii. Penalty for late payment | : | NIL |
| iii. Total Amount paid | : | Rs. 3300/- |
| c. Receipt No. | : | |

Revalidation
 Amount Rs. 3300/-
 Receipt No. EB/5070/GS/A
 Receipt/Slip Doc. No. 100 2888566 DI
 Collection at 4050 (E' Ward) 413112

Head Fees Clerk
 Dy. Ch. Eng. (B.P.) City's Office

The above details are verified by me and are correct; kindly revalidate the above proposal for further period of 1 year.

Yours faithfully,

**For M/s. Spaceage Consultants
 (Licensed Surveyor)**

✓ FC
 please accept Rs 3300/-
 without prejudice