



Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning Authority for MHADA layouts constituted as per government regulation No. TPB4315/167/CR-51/2015/UD-11 dt.23 May,2018.)

FURTHER COMMENCEMENT CERTIFICATE

No.MH/EE/(B.P.)/GM/MHADA- 105/120/2019

DATE- 24 DEC 2019

To
Owner

M/s. Samudra Darshan Gruhpravesh L.L.P.
CA to D.N. Nagar Samudra Darshan C.H.S.L.

Sub:- Proposed redevelopment of D.N. Nagar Samudra Darshan C.H.S. Ltd, building no.9,12,13,14 & OB-4 along with OB-3 bearing CTS No. 195(pt), S.No. 106(A) of village Andheri, D.N. Nagar MHADA Layout, Andheri (west), Mumbai, for M/s. Samudra Darshan Gruhpravesh L.L.P. C. A. to owner.

Ref :- 1. CHE/WS/2105/K/337(new) IOD dtd.: 30.10.2017.
2.MH/EE/(B.P.)/GM/MHADA/102/2018 Sheet Piling approval dtd. 13.07.2018.
3. MH/EE/(B.P.)/ GM/MHADA/105/120/2018 C.C. upto top of stilt dtd. 31.10.2018.
4.MH/EE/(B.P.)/ GM/MHADA/105/120/2019 amended plans approval dtd. 06.07.2019
5. Application Letter for approval of Further C.C. from M/s. Space Moulders dtd. 13.12.2019.

Dear Applicant,

With reference to your application dated 13.12.2019 for development permission and grant of Further Commencement Certificate under section 44 & 69 of Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 for Proposed

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building No. 9,12,13,14 & OB-4 along with OB-3 C.T.S. No.195(pt), S. No.106(A), MHADA layout, at D.N. Nagar, Andheri (West), Mumbai.

The Further Commencement Certificate / Building Permit is granted subject to compliance of mentioned in IOD dated 30.10.2017 /Amended plan dated 06.07.2019 and 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.
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 laps 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 VP & CEO / MHADA if:
 - a. The development work in respect of which permission is granted under this certificate is not carried out or the use there of 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 VP & CEO / MHADA is contravened or not complied with.
 - c. The VP & CEO / MHADA is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the appellant 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 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.

VP & CEO / MHADA has appointed Shri. Dinesh D. Mahajan/ Executive Engineer to exercise his powers and function of the Planning Authority under section 45 of the said Act.

Remarks: This C.C. is valid up to 30.10.2020

Now, this C.C. is re-endorsed and further extended upto top of 10th floor i.e. height 35.50 mt. maximum for wing A,B,& C as per approved plans issued by MHADA dated 06.07.2019 u/No. MH/EE/BP/ GM/MHADA -105/120/2019.

(Installment facility availed - 2nd installment due date -28.06.2020.
3rd installment due date - 28.06.2021.)


(Dinesh Mahajan)

Executive Engineer/B.P.Cell/(GM)/MHADA