

MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT. 1966.

No. EEBPC/S110 / D / A of 2-2-2011

COMMENCEMENT CERTIFICATE

To,

Mr. Narendra Kothari,
Dir. of m/s. Kushalraj Land Developers Pvt. Ltd.,
275, Mapla Mahal, J.S.S. Rd,
Girgaum. Mumbai - 04.

Sir,

With reference to your application No. 6522 dated 28.08.2009 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 Redevelopment of plot bearing C.S. No. 313 & 314 of Girgaum Div. situated at 170, 176A, 168A, 168C, 168D, 168B, 168F/4, 168H/1 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. 313 & 314, Girgaum. Division/ Village/Town Planning Scheme No. _____ Situated at Road/Street Babasaheb Patkar Marg Ward 'D' 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.

P.T.O.

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. S.T. Yamager
Assistant Engineer, to exercise his powers and functions of the Planning Authority under section 45 of the said Act. This c.c. is granted upto plinth level of phase-I
for rehab Bldg.
This Commencement Certificate is valid upto 1-2-2012

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

S.T. Yamager
2.2.2011
Assistant Engineer
Building Proposals (City)/(R&R)

For MUNICIPAL COMMISSIOINER FOR GREATER MUMBAI.

EB/5110/D/A dt.

This c.c. is granted for entire work of phase I i.e. for rehab wing 'A' upto TOP 22nd floor as per approved plan dated 19.5.2010.

EB/5110/D/A dt. 27/11/15

This c.c. is issued upto plinth level for wing 'B' as per amended approved plans dt 6-4-2015 of phase I as per phase programme approved dt 11-9-2015.

A. B. P. C.
3/4/13
AEBPC II
A. B. P. C.
27/11/2015
AEBPC-III