

MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

NO. EEBPC/ 519 14N1A of 14-9-2007

COMMENCEMENT CERTIFICATE

To,

Shri. Sanjay J. Jain

M/S Akshati Developers & Builders

C.C.-A. to Owners

2/C, Bahadur Manzil, 2nd floor,

S.A. Brelvi Rd, Fort, Mumbai-400001

Sir,

With reference to your application No. 3217 dated 10/5/2004 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 Property P.P. No. 998 TPS IV

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. Mahim Division/ Village/Town Planning Scheme No. — Situated at Road / Street Kakasabai Gadgil Marg Ward 9/M 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 lapse 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 him 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. J. mhasavade 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 13/9/2008

This C.C. upto plinth level only.

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

SJM
14/9/07
Assistant Engineer
Building Proposals (City)/(B&P) VII

For MUNICIPAL COMMISSIONER FOR GREATER MUMBAI.

EB/519/GN/CA :- 20/9/08

This C.C. is endorsed as per approved amended
Plan. dt. 3.6.08.

SJM
20/9/08
AEP (VI)

EB/519/GN/A :- 10/3/10

This C.C. is endorsed as per amended plans approved
dated 10/04/2010 upto top of basement.

SJM
10/3/10

EB/519/GN/A dt-31/01/11.

AEP (VII)

This C.C. is endorsed as per amended plans approved
dated 30/12/2010 and further extended upto 15th floor.

Mukherjee
31/1/11
AEP (VII)