



MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No CHE/WSII/5676/R/C/337(NEW)/FCC/1/Amend

COMMENCEMENT CERTIFICATE

To.

M/s Unique Shanti Developers LLP ,C.A to owner.

Harsh Plaza,1st floor ,Poonam Vihar

Complex,Opposite shanti nagar ,Sector 2 ,Mira road

(E) 401107

Sir,

With reference to your application No. **CHE/WSII/5676/R/C/337(NEW)/FCC/1/Amend** Dated. **14 Jan 2019** 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 **14 Jan 2019** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. **10 & 12 C.T.S. No. 719 & Old FP No. 625** Division / Village / Town Planning Scheme No. situated at **Shimpoli Road Road / Street in R/C Ward 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. **Assistant Engineer (B.P.) R2 Paresh Panchal** Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 10/5/2022

Issue On : 11 May 2021

Valid Upto : 10 May 2022

Application Number : CHE/WSII/5676/R/C/337(NEW)/CC/1/NEW

Remark :

This CC is granted upto Plinth level only, as per approved IOD plan dated 17-03-2020.

Approved By
Vinod K Kekan
Executive Engineer

Issue On : 16 Aug 2021

Valid Upto : 15 Aug 2022

Application Number : CHE/WSII/5676/R/C/337(NEW)/CC/1/Amend

Remark :

This CC is re-endorsed up to Plinth level as per approved Amended plan dtd. 12.08.2021.

Approved By
Vinod K Kekan
Executive Engineer

Issue On : 22 Nov 2021

Valid Upto : 21 Nov 2022

Application Number : CHE/WSII/5676/R/C/337(NEW)/FCC/1/New

Remark :

This CC is for the work of Ground + 1st floor (pt.) Podium + 2nd Podium + Podium 3 + Podium 4 + Podium 5 + 6th to (Pt.) 12th Upper floor having ht.44.30 mts as per last approved plan 12.08.2021.

Approved By
Assistant Engineer (B.P.) R2 Paresh Panchal
Assistant Engineer (BP)

Issue On : 31 Jan 2022

Valid Upto :

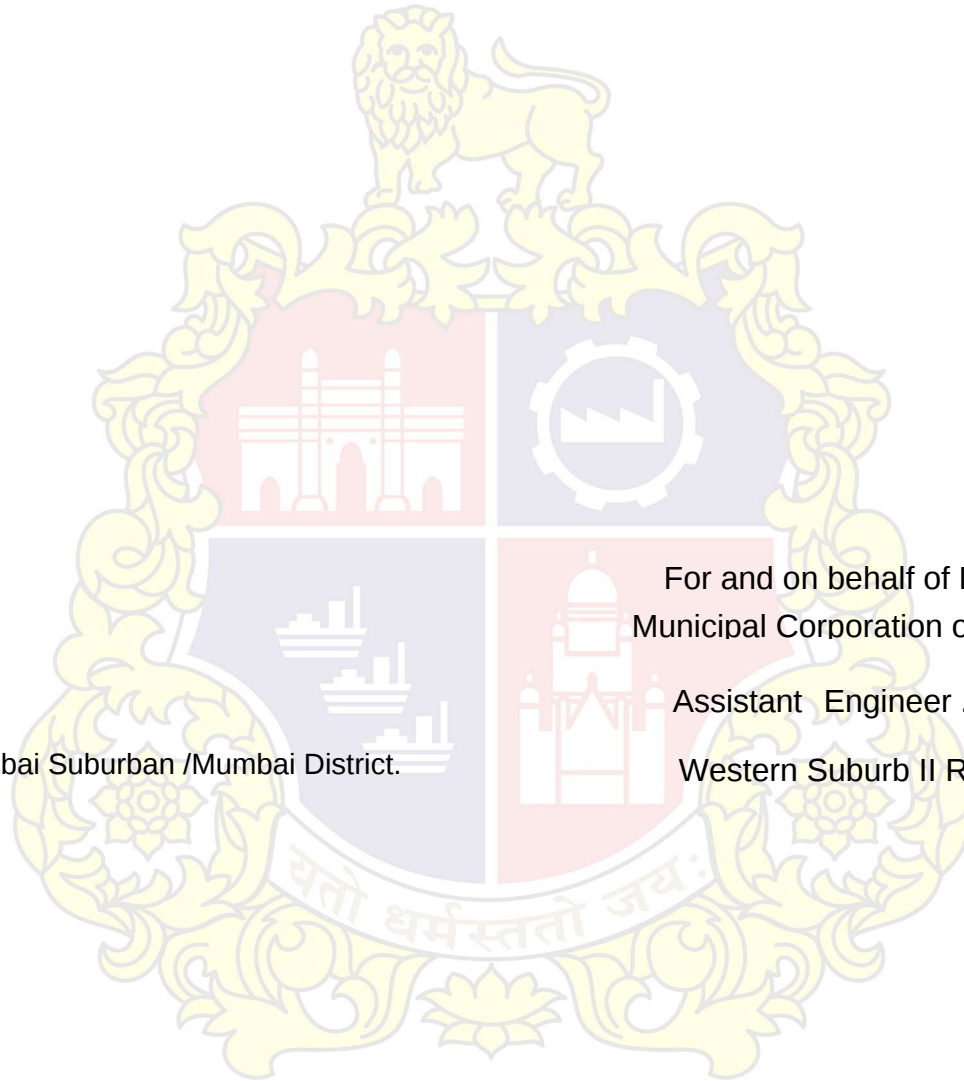
10 May 2022

Application Number :

CHE/WSII/5676/R/C/337(NEW)/FCC/1/Amend

Remark :

This CC is granted and further CC is now extended for Building comprising of Ground + 1st floor (pt.) Podium + 2nd Podium + 3rd Podium + 4th Podium + 5th Podium + 6th to 14th +(Pt.) 15th Upper floor as per approved amended plan dated 20.12.2021



Cc to :

1. Architect.
2. Collector Mumbai Suburban /Mumbai District.

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

Assistant Engineer . Building Proposal

Western Suburb II R/C Ward Ward