

GALA INFRA DEVELOPERS

Regd. Off. : 6, Navin Manju, S. L. Road, Mulund (West), Mumbai - 4000 80.

Tel : 2593 43 50 • Email : galagroup1995@gmail.com

TO WHOMSOEVER IT MAY CONCERN

We, GALA INFRA DEVELOPERS, having Office at 6 Navin Manju S L Road, Mulund (W), Mumbai 400080 hereby state as below regarding our Real Estate Project "Gala Nirvana" situated at CTS 480A, 480/A 3 to 14, 375/11 & 490 Admeasuring about 2076.60 Sq. mtrs situated lying and being at Kevnipada-Ambivali Village, Taluka Andheri (West), in Mumbai – 400058:

We are enclosing below the Commencement Certificate (CC) issued on 6/4/2022. The CC is revalidated on 6/4/2022 by the MCGM subject payment of applicable validation fees & penalties. We have paid the applicable Revalidation fees of Rs 10,370/-. We have also enclosed the challan of the revalidation fees. The CC is valid upto 25/3/2023.

We are also enclosing the screenshot of the government website - autodcr.mcgm.gov.in wherein details of the File number CE/7861/WS/AK are provided. In the said attachment in the Row – Commencement Other (IOD_CC_Revalidation), it can be seen that in the status column that the Commencement certificate is approved. The MCGM is not giving any other Commencement Certificate. Kindly note that the below enclosed Revalidated CC along with the payment of validation fees is the Valid CC as per the MCGM. We are also enclosing the process flow status of the Commencement Certificate from the government website - autodcr.mcgm.gov.in for your reference where it can be seen that the MCGM has approved the CC after payment of revalidation fees. Accordingly the CC is valid upto 25/3/2023.

For Gala Infra Developers



(Authorized Signatory)

Place: Mumbai

Date: 10/8/2022



MUNICIPAL CORPORATION OF GREATER MUMBAI

Notesheet

Application Number :	CE/7861/WS/AK/Other/2/New	Ward Name :	K/W Ward
Zone Name :	Western Suburb I	Inward Date :	28 Feb 2008
Architect/LE/SE Name :	ASHIM AJIT KHATRI	Issued On :	06 Apr 2022

Authority Remark:

Sir,

In this case, IOD was issued on 28.03.2003

C.C. Was issued on 26.03.2004

Earlier CC is valid up to 25.03.2022

Now LS has requested for revalidation of CC up to 25.03.2023

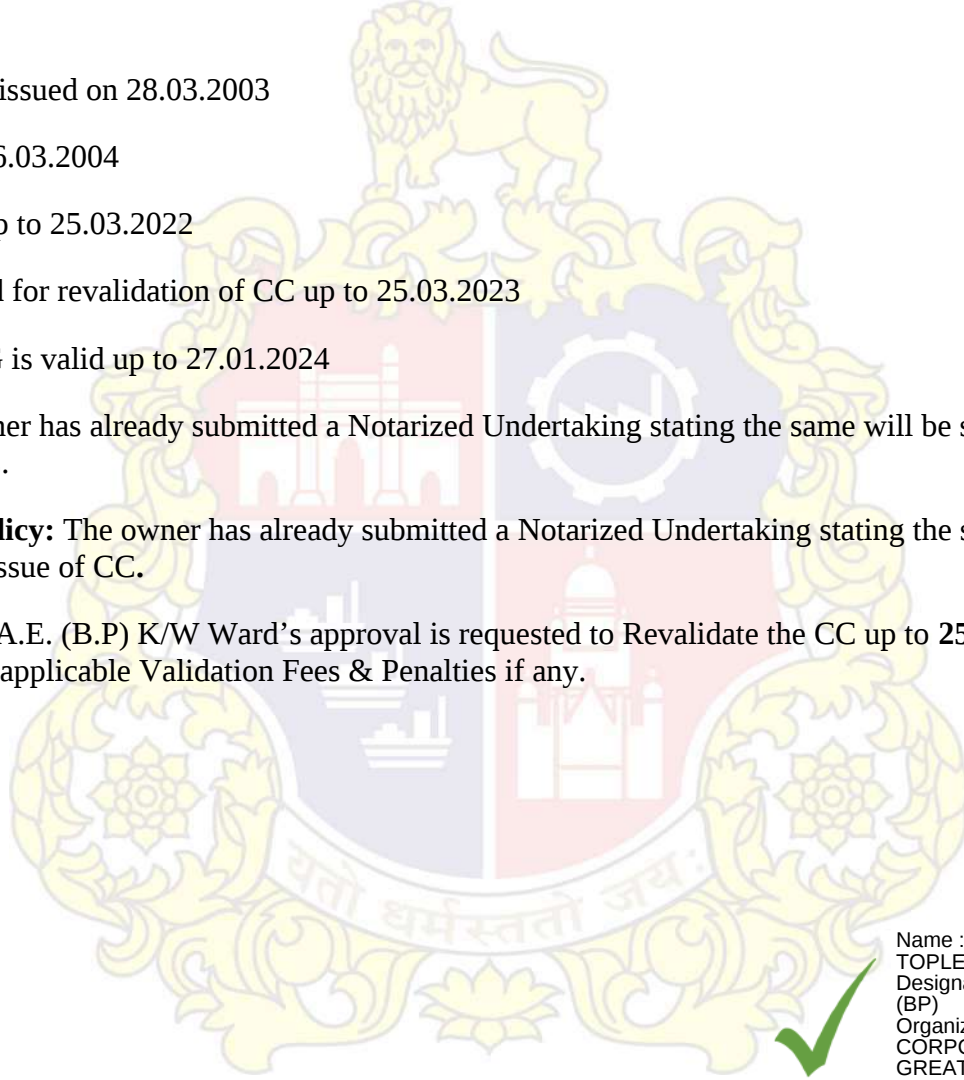
Bank Guarantee: BG is valid up to 27.01.2024

SWM NOC: The owner has already submitted a Notarized Undertaking stating the same will be submitted before the issue of CC.

Janata Insurance Policy: The owner has already submitted a Notarized Undertaking stating the same will be submitted before the issue of CC.

In view of the above, A.E. (B.P) K/W Ward's approval is requested to Revalidate the CC up to **25.03.2023** subject to payment of applicable Validation Fees & Penalties if any.

Submitted, please



Name : SURENDRA MADHAO
TOPLE
Designation : Sub Engineer
(BP)
Organization : MUNICIPAL
CORPORATION OF
GREATER MUMBAI
Date : 06-Apr-2022 18: 59:54

Sub.Eng.(B.P.) K West N-1



Transaction Status
Payment Received

Receipt Number	: CHE/BP/81432/22	Receipt Date	: 07-Apr-22
Reference Number (Challan Number)	: CHE/BP/81432/22	File Number	: CE/7861/WS/AK
Transaction Number	: WCB1038507842		
Received From	: Snehal Tower CHSL	Architect / L.S. Name	: ASHIM AJIT KHATRI
Received Address	: Yagnik Nagar Amboli Village, Andheri (West), Mumbai		

Address	: MCGM	GST Number	: 27AAALM0042L3Z4
State Name	: MAHARASHTRA	UIN Number	: -----
State Code	: 27	Place of Supply	: Mumbai, Maharashtra
PAN Number	: -----	Registered	: No

Sr. No.	Activity	Description	Net Amount (INR)	CGST	SGST	IGST	Gross Value (INR)	Mode of payment	Transaction Details
1	CHE/BP/81432/2	Payment against challan generated	10,370.00	----	----	----	10,370.00	Online	Transaction No.- WCB1038507842 Date - _____ Bank - _____

Amount in Words :	Rupees Ten Thousand Three Hundred Seventy Only
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Note- If Paid by Cheque, then it is Subject to Realisation.



MUNICIPAL CORPORATION OF GREATER MUMBAI

Tax Invoice / Challan

Challan No. : 000081432/22

File No. :	CE/7861/WS/AK	Demand Note No. :	CHE/BP/81432/22				
Department Name :	Building Permission	Ward Address :	K/W Ward				
GSTIN :	27AAALM0042L3Z4	Place of supply :	BP, MCGM				
Name :	Brihanmumbai Mahanagarpalika	Date of Invoice :	06-Apr-22				
Address :	Plot No.: 0 , Road/Street Name: D.P.Road , Gut No. : - , CTS : 480A, 480A/3 to 480A/14, 490 and 375/11 , Division / Village : AMBIVALI	Reverse Charge :	-----	Yes	-----	No	-----
Fund Code :	-----	Functionary Code :	-----	Original :	-----	Serial No. of Invoice	-----
Fund Centre / Cost Centre Code :	-----	Fund Centre / Cost Centre Name :	-----				
Linked Geographical Area Code :	-----	Linked Geographical Area Name :	-----				
Functional Code :	-----	Functional Name :	-----				
Vendor Code :	-----	Special GL Indicator :	-----	Vendor Name :	-----		
Details of Receiver (Billed to)				Details of Consignee (Shipped to)			
Name :	Snehal Tower CHSL			Name :	ASHIM AJIT KHATRI		
Address :	Yagnik Nagar Amboli Village, Andheri (West), Mumbai			Address :	Yagnik Nagar Amboli Village, Andheri (West), Mumbai		
State :	MAHARASHTRA	State Code :	27	State :	MAHARASHTRA	State Code :	27
GSTIN / Unique ID :	-----			GSTIN / Unique ID :	-----		

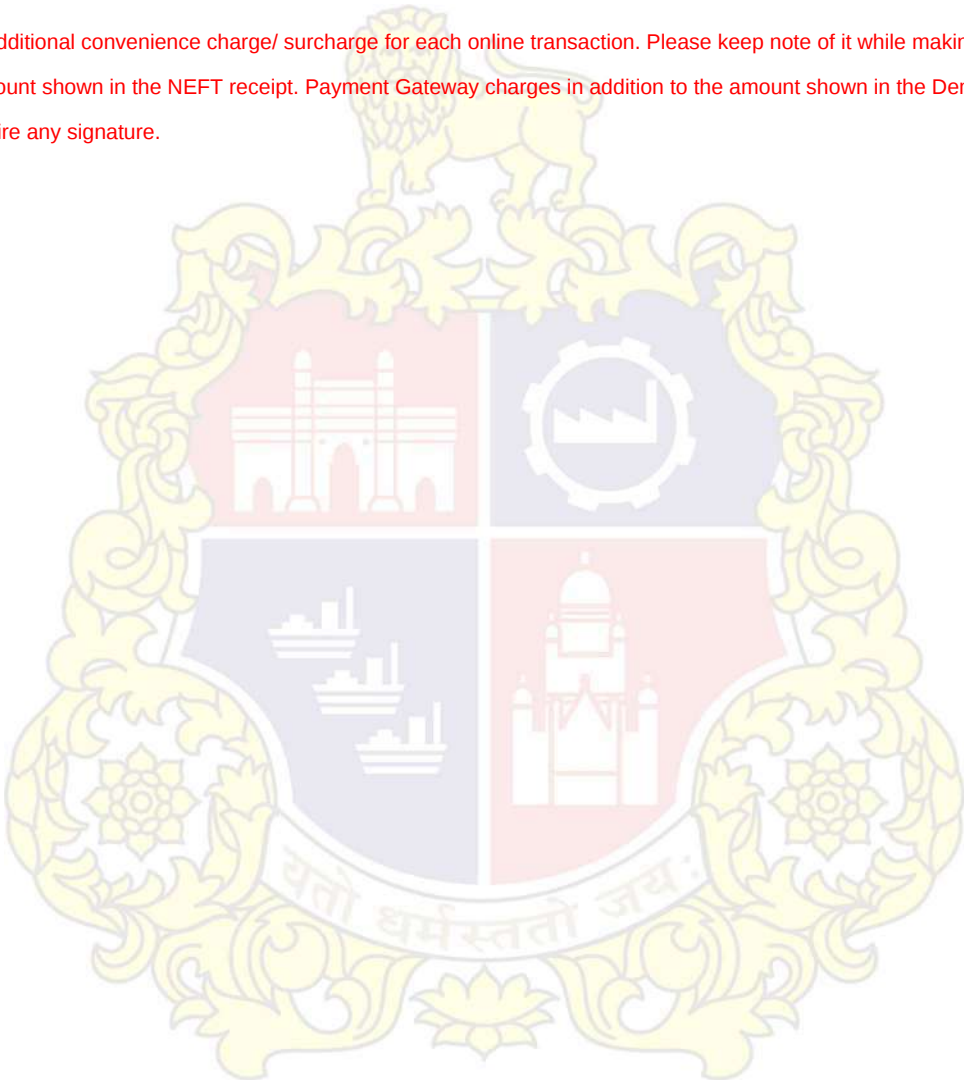
Sr. No.	Description of Goods / Services	GL Code	HSN / SAC	Fund Code	Dept Code	Fund Centre	Function Code	Qty	Unit	Rate (Per Item)	Total	Discount	Taxable Value	CGST		SGST		IGST	
														Rate	Amount	Rate	Amount	Rate	Amount
Building Permission																			
1	Revalidation charges (Normal Fees)	140402700	999119	11	37	2002376601	11106000000	----	----	----	10,370.00	----	----	----	----	----	----	----	----
Total :											10,370.00								

Total Invoice Value (in figure)	10,370.00		BRIHANMUMBAI MAHANAGARPALIKA  Name : SURENDRA MADHAO TOPLE Designation : Sub Engineer
Total Invoice Value (in words)	Rupees Ten Thousand Three Hundred Seventy Only		
Amount of Tax subject to Reverse Charge			
In Charge, Citizen Facility Centre, _____ Ward / Cashier	In case of Cheque / DD Receipt :		
	Bank Account No. :		
	Branch Name :		
	Branch IFSC Code :		
Please accept the above Cash / DD	PAN :		Authorised Person's Signature / stamp

* Instruction for Online Payments - Payment gateway provider will levy additional convenience charge/ surcharge for each online transaction. Please keep note of it while making e-Payments.

* In case of NEFT / RTGS, you are requested to pay bank the exact amount shown in the NEFT receipt. Payment Gateway charges in addition to the amount shown in the Demand Note Details.

Note - This is system generated Challan / demand note, does not require any signature.



Application Details



File No. : **CE/7861/WS/AK/Other/2/New**

SAC No. : **KW1607030090000**

Title/Subject : **Proposed development of building on plot bearing CTS no. 375/11, 480-A, 480-A/3 to 4 and 490, of ambivali, Andheri (West), Mumbai.**

Zone Name : **Western Suburb I** Ward Name : **K/W Ward**

Plot No. : **0** CS No./ CTS No. : **480A, 480A/3 to 480A/14, 490 and 375/11**

Road/Street Name : **D.P.Road** TP Scheme :

Division / Village : **AMBIVALI** Gut No. :

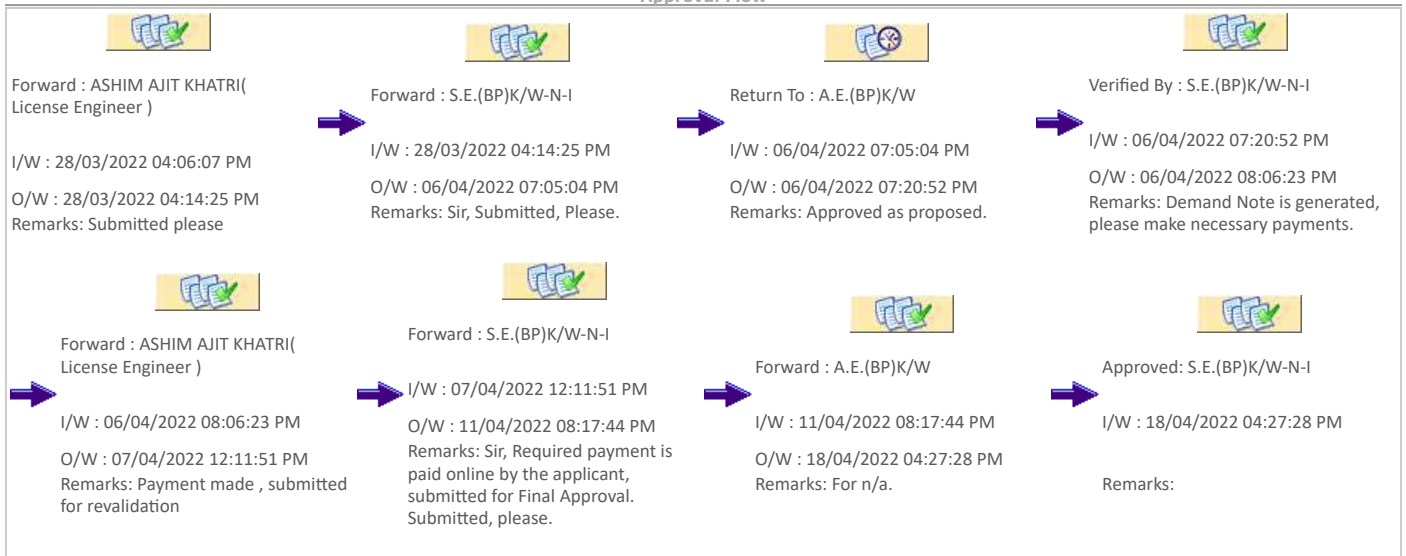
CTS No. : **480A, 480A/3 to 480A/14, 490 and 375/11**

Architect/LE/SE Name : **ASHIM AJIT KHATRI** Inward Date : **28/2/2008**

Notice Letter No. : **0**

Structural Engineer : **Raveendra Dattatray Deshpande**

Approval Flow



Proposal Details

File Number
CE/7861/WS/AK

Architect Name
ASHIM AJIT KHATRI

Proposal Type
Residential

Site Progress
View

Additional Document's
View

Applications

Building Permission Application

NOC Application

Stages	Application Number	Status	Current Holder	Process Flow	Notesheet	Certificate	Drawing	Documents	Challan	Compliance Check
Survey Remarks	CE/7861/WS/AK- /1/New	Returned for Compliances of Further Requisitions	ASHIM AJIT KHATRI	View					View	
Scrutiny	CE/7861/WS/AK/337/1/New	Withdrawn	ASHIM AJIT KHATRI	View				View	View	
Commencement Other (IOD_CC_Revalidation)	CE/7861/WS/AK/Other/1/New	Approved	SE (BP) KW-N1	View	View				View	
Commencement Other (IOD_CC_Revalidation)	CE/7861/WS/AK/Other/2/New	Approved	Sub.Eng.(B.P.) K West N-1	View	View				View	
IOD / Layout	-	-								
LOA	-	-								
First CC	-	-								
Further CC	-	-								
Occupancy	-	-								
Change Of Architect	-	-								
Miscellaneous Proposals	-	-								
Miscellaneous MHADA	-	-								
Change Of Developer	-	-								

Total Number of Proposals : **13**

MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No. CE/ 786/ /BSII/WS/AH/AK of

COMMENCEMENT CERTIFICATE

To, Sneh Tower Cns Ltd.

This I.O.D./C.C. is issued subject to the provision of Urban Land Ceiling and Regulation Act, 1976

Sir,

With reference to your application No. 1755 dated 23/06/08 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 of the Mumbai Municipal Corporation Act 1888 to erect a building.

To the development work of Prop. bldg. CTS No. 480/480/A, 480-A/370/4, 375/118/490
at premises at Street off M. B. Bhawanji Rd. Village Amboli
No. situated at Andheri (W) in K/W Ward.

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 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 42 of 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. N. S. LALAJI

Executive Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 25/03/2005

This Commencement certificate is for carrying out the work upto Plinth level only

Above ce was issued to m/s Kestum Const. Co. owner.

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

sd/-
Executive Eng. Building Proposals
(Western Subs.) H/East, H/West & K/East, K/West/Wards

FOR
MUNICIPAL CORPORATION OF GREATER MUMBAI

Valid up to 25/03/2005

CE/ 786/ BSII/WSAK of 8/01/2005

Further C. C. is now extended
top of 5th floor allowing A ie. 18 mtr. + UMR + OHT as per
for/upto..... height approved plan dr. 10/01/05

sd/-
S.E.B.P. (WS) K/East/West

Valid up to 25/03/2006

CE/ 786/ BSII/WSAK of 12/09/2005

Further C. C. is now extended
top of 6th floor allowing A + UMR + OHT ie. ht. 20.40 mtr. as
for/upto..... height.
per ammended approval plan dr. 5/09/05.

sd/-
S.E.B.P. (WS) K/East/West

Valid up to 25/03/08

CE/ 786/ BSII/WSAK of 7/04/2008

Further C. C. is now extended
top of 8th floor ie. 3.30 mtr. height as per ammended plan
for/upto..... height.
dr. 14/02/08.

sd/-
S.E.B.P. (WS) K/East/West

Valid up to 25/03/2010

CE/ 786/ BSII/WSAK of 4 JUL 2009

Further C. C. is now extended
top of 2nd floor as per approved plan dr. 23/06/09.

sd/-
S.E.B.P. (WS) K/East/West

Valid up to 25/03/2010 10 MAR 2010

CE/ 786/ BSII/WSAK of

Further C. C. is now extended upto top of 4th floor allowing Bas
for/upto..... height. per ammended plan dr. 21/08/09.

sd/-
S.E.B.P. (WS) K Ward

EE (BP) W.S. K/W Ward
ISSUED
By.....

Recd. SE. 14/7/09
K/W N-2
14/7/09

sd/-
S.E.B.P.
K/W N-2

sd/-
S.E.B.P.
K/W N-2

EE (BP) W.S. K/W Ward
ISSUED
By.....