

SLUM REHABILITATION AUTHORITY

5th floor, Griha Nirman Bhavan, Bandra (E) Mumbai - 400 051.

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM "A")

No. SRA/DDTP/637/KE/PL/AP

8 NOV 2012

COMMENCEMENT CERTIFICATE

PTC & PH BUILDING

To,

M/s. Royal Fantasy Constructions Pvt.Ltd.

3rd Floor, Universal Corporate,
Chincholi Bunder Road, Off Link Road,
Malad (W), Mumbai-400 064.

Sir,

With reference to your application No. 1131 dated 06/02/2012 for Development Permission and grant of Commencement Certificate under section 44 & 68 of the Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No. --- C.T.S. No. 424(pt.)* of village Mogra T.P.S. No. --- ward K/E situated at Parsi Panchayat Road, Andheri (E), Mumbai * 424/1 to 33 under Reg.33(14)D of DCR 1991.

The Commencement Certificate/Building Permit is granted subject to compliance of mentioned In LOI U/R No. SRA/DDTP/175/KE/PL/LOI dt. 02/02/2012 IOA U/R No. SRA/DDTP/637/KE/PL/AP dt. 20/03/2012 and on 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. However the construction work should be commenced within three months 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 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 C.E.O. (SRA) 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 condition subject to which the same is granted or any of the restrictions imposed by the C.E.O. (SRA) is contravened or not complied with.
 - (c) The C.E.O. (SRA) 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 and 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 C.E.O. (SRA) has appointed SHRI A.S. RAC

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

This C.C. is granted for work up to plinth level.

For and on behalf of Local Authority
The Slum Rehabilitation Authority

Executive Engineer (SRA)-III

FOR

CHIEF EXECUTIVE OFFICER
(SLUM REHABILITATION AUTHORITY)

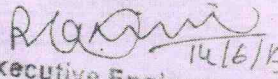
SRA/DDTP/637/KE/PL/AP 16 DEC 2014

This c.c. is further extended for full height
i.e. 27.50 MTS. AS Per approved plan dt 11/07/2013


Executive Engineer
Slum Rehabilitation Authority

SRA/DDTP/637/KE/PL/AP 14 JUN 2017

This c.c. is further extended for full
height i.e. 37.25 mtrs including LMR + OHT for
(stilt + 1st to 10th (pt) upper floors for PH
Wing 'A' further full c.c. for PTC Wing 'C'
i.e. (stilt (pt) + shop (pt) + 1st to 12th (pt)
upper floors with total height of 43.05
mtrs including LMR + OHT, re-endorsement
of further c.c. upto top of 7th upper
floors for Wing 'B' for PTC/PH/Comp.
bldg as per amended approved plan
dated 29.05.2017.


Executive Engineer
Slum Rehabilitation Authority