

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966  
TOWN PLANNING SCHEME BOMBAY CITY No. (FORM 'C'  
No. EB/369/1A (MAHIM AREA)

Dated :-

THE MUNICIPAL CORPORATION OF GREATER BOMBAY  
LOCAL AUTHORITY  
COMMENCEMENT CERTIFICATE

(Valid for 12 Months from the date of issue)

6 JUL 1988

Permission is hereby granted under Section 69 of the Maharashtra Regional & Town Planning Act, 1966 (Maharashtra Act No. XXVII of 1966) to SHRI - M. J. KELKAR & P. K. JAWLE  
Redevelopment of building  
on Final Plot No. 320 & 321 Cadastrial Survey No. — of Mahim/  
Lower Parel Division, situated at T P S IV Month  
on the following conditions viz.

(1) The Municipal Commissioner for Greater Bombay, may at any time direct the building or work, in respect of which permission is granted by this certificate, or any portion thereof to be pulled down or removed and every such direction shall be complied with by the Applicant and every person deriving title through or under him. If any such direction is not complied with within such time as the Municipal Commissioner may specify, the Municipal Commissioner may cause the building or work or portion thereof, mentioned in the direction, to be pulled down or removed.

(2) No compensation shall be claimable or payable to the applicant or any person interested in the said premises, in respect of any building or work carried out by virtue of the permission hereby granted and the said premises shall for the purposes of any claim for compensation, whether under the Land Acquisition Act, 1894 or the Maharashtra Regional & Town Planning Act, 1966, be treated if the building or work, in respect of which permission is granted by the certificate had not been erected or carried out and the premises had remained in the same state and condition in which they were on the 15. 8. 1963 (being the date of publication in the official Gazette of the Local Authority declaration intention to make a Town Planning Scheme).

(3) The applicant shall, before commencing the erection of the building, or the execution of the work, for which permission is granted by this certificate deposit with the Municipal Commissioner for Greater Bombay, in cash such sum as the said Commissioner may, in his discretion require, and the sum so deposited may, in the event of any direction given under condition (1) not being complied with, be applied towards the cost of legal proceedings and of pulling down or removing any building or work in respect of which such directions was given. No interest will be allowed on any cash so deposited. In the event of the cost of pulling down or removing such building or work exceeding the sum so deposited, the applicant shall pay to the Local Authority, the amount of such excess, as a Liability due by him to the Local Authority under the Maharashtra Regional & Town Planning Act, 1966 within 7 (Seven) days from the receipt of a demand therefor. Every amount so deposited with the said Commissioner shall be retained by him until all the provisions of the Town Planning Scheme affecting the said premises have been complied with.

(4) The conditions of the certificate shall bind not only the applicant but also his heirs, executors, administrators and assigns and every person deriving title through or under him.

(5) This C.C. is issued for the work upto PLINTH ONLY.  
THIS COMMENCEMENT CERTIFICATE IS ISSUED SUBJECT  
TO THE PROVISIONS OF URBAN LAND(CEILING & REGULATION)  
ACT, 1976.

For and on behalf of the Local Authority  
The Municipal Corporation of Greater Bombay.

mbg./26.2.81.  
EEB/18266.

C. M. A.

67/88

Ex. Engineer

26.2.81. L&R

NO. EB/369/A of 29-11-96

This C.C. is further extended beyond plinth level  
of phase I i.e. wing A - (Ground + 3 upper floors) only.

*Ernest Pandey*  
29/11/96  
A.O.B.P.(R&R) II

NO. EB/369/A of

This C.C. is further extended for entire work  
of wing 'A' i.e. for Ground + 6 (six) upper floors only.

*Ernest Pandey*  
4/1/97  
A.O.B.P.(R&R) I

NO. EB/369/A of 12/11/97

This C.C. is further extended for Seventh (7<sup>th</sup>)

Floor of wing A

EB/369/GN/A

This C.C. is endorsed upto plinth  
level for sale wing i.e. wing 'B' as per  
Amended approved plan dt. 20/05/2011

*Guptaji*  
24/04/11  
A.G.B.P.(C) VII

EB/369/GN/A dt. 06/03/12.

This C.C. is further extended upto 3<sup>rd</sup> floor top slab level  
for sale bldg. as per amended plan dated 20/5/2011.

EB/369/GN/A dt. 14/2/14.

This C.C. is further extended upto 6<sup>th</sup> floor top slab  
level for sale bldg. as per amended plan dt. 20/05/2011

*Guptaji*  
06/03/12  
A.G.B.P.(C) VII

*Rangwala*  
14/2/14  
A.G.B.P. VII