

Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning for MHADA layouts constituted as per government regulation No.TPB4315/167/CR-51/2015/UD-11 DDT. 23 May, 2018.)

COMMENCEMENT CERTIFICATE(DUPLICATE)

No. MH/EE/(B.P.)/GM/MHADA-9/ 380 /2021

Date : - **12 JUL 2021**

To

Shivrushti Co. opp. Hsg. Society Ltd.
M/s. Truearth Developers Pvt. Ltd. C.A. to Society
302, Madhava, C/4, Bandra Kurla Complex,
Bandra (E), Mumbai 400051.

Sub : Proposed redevelopment of Existing building no. 64 & 76 known as "Shivrushti Co. opp. Hsg. Society Ltd." (Combined) on land bearing C.T.S. No. 356 (pt.) at village Hariyali, Situated at Kannamwar Nagar, Vikhroli (E), Mumbai-83.

" ISSUANCE Of DUPLICATE CC"

- Ref. :** 1) File No. EE/BP Cell/GM/MHADA-9/380/2019
2) Zero FSI I.O.D. approved U/no. EE/BP Cell/GM/MHADA-9/380/2019
Dtd. 01-10-2019.
3) Architect Application for Duplicate CC dated-24.06.2021.
4) Police N.C. Dated-25.06.2021

Dear Applicant,

As you have intimated to this office that Commencement Certificate dtd-28.01.2020 lost and you have lodge Police Complaint dated-25.06.2021. Hence in order to implement your redevelopment project this Duplicate Commencement Certificate is issued as under as per Original Commencement Certificate dated-28.01.2020.

With reference to your application dated 17-01-2020 for development permission and grant of Further Commencement Certificate under section 44 & 69 of 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 Redevelop the building no. 64 & 76 known as "Shivrushti Co. opp.

Hsg. Society Ltd." (Combined) on land bearing C.T.S. No. 356 (pt.) at village Hariyali, Situated at Kannamwar Nagar, Vikhroli (E), Mumbai-83.

The Commencement Certificate/Building Permit is granted subject to compliance of mentioned in Zero FSI I.O.A. u/ref. no. EE/BP Cell/GM/MHADA-9/380/2019 Dtd. 01-10-2019 and 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.
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 laps shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. That the work shall be carried out as per approved plans i.e. IOA / Amended plans and terms & conditions mentioned therein along with compliance submitted by Architect.
7. This Certificate is liable to be revoked by the VP & CEO / MHADA 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 VP & CEO / MHADA is contravened or not complied with.

c. The VP & CEO / MHADA is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the appellant 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 Town Planning Act, 1966.

8. 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.

VP & CEO / MHADA has appointed Shri. Anil N. Rathod, Executive Engineer to exercise his powers and function of the Planning Authority under section 45 of the said Act.

This C.C. is issued upto Plinth as per Zero FSI IOA approved plans dated 01-10-2019

This further CC is valid upto-27 JAN 2021

This CC is Revalidated Upto 27.01.2022.

--Sd--

(Anil N. Rathod)
Executive Engineer/B.P. Cell(E.S.)
Greater Mumbai / MHADA

Copy forwarded to Architect for information please

- 1) Shri. Vinnay A. Patil M/s. Vinay Patil Architect
- 2) The secretary, Shivrushti Co. opp. Hsg. Society Ltd., Bldg. No. 64 & 76 (comined), Kannamwar Nagar MHADA Colony, Vikhroli (E), Mumbai - 400 083.

Copy to :

- 1) The Hon'ble Chief Officer / M.B., for information please.
- 2) Deputy Chief Engineer/BP Cell/MHADA
- 3) The Architect/ Layout Cell/ M.B., for information please.
- 4) Executive Engineer (Kurla Division), for information and necessary action please.
- 5) Dy. A. & C., E.S./MCGM
- 6) A.E.W.W. "S" Ward.
- 7) Assistant Commissioner "S" Ward.

DA- Copy of Original CC dtd-28.01.2020


(Anil N. Rathod) 12/7/24
Executive Engineer/B.P. Cell(E.S.)
Greater Mumbai / MHADA

No. MH/EE/BP/GM/MHADA-9/380/2021.

Date: 16 AUG 2021

Sub: Proposed redevelopment of existing bldg no 6476 known as Shivsrukti Bldg (combined) on land bearing GEMD. 3560th Aditya H. Nigali, situated at Kannahwar Nager, Vikhroli (E), number B3.

This CC is now re-endorsed and further extended upto top of wing A, B & C comprising of Ground floor shops + pt. street parking + 1st floor for commercial offices + 2nd to 6th upper floors for residential use & wing D comprising of pt. ground floor shops + pt. 1st to 5th floor for commercial offices use as per approved plan dt. 25/05/2021.

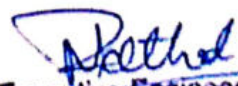
This further CC is valid upto 15 AUG 2022


EXECUTIVE ENGINEER/ PA/A
M.H. & A.D. AUTHORITY
GRIHA NIRMAN BHAVAN,
BANDRA (E), MUMBAI-51

No.MH/EE/BP Cell/GM/MHADA-9/380/2022

Dated: 07 APR 2022

This Further CC upto top of 12th floor for Wing A for Ht. 38.15 Mt. and upto top of 11th floor for Wing B & Wing C for Ht. 35.03 Mt. as per approved plan dt. 25.05.2021.


Executive Engineer (GEM)
Eastern Suburban/
Maharashtra Housing & Area
Development Authority
Bandra (E) Mumbai 51