BRIHANMUMBAI MUNICIPAL CORPORATION

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No P-14400/2023/(1085 And Other)/M/W Ward/CHEMBUR-W/FCC/1/Amend

COMMENCEMENT CERTIFICATE

To,
M/s. Laxmina Argentum Realties India Pvt Ltd
1401, Sanjona Chambers, Opp. IIPS office, Deonar,
Lakme Road, Deonar, Mumbai, 400088

Sir,

With reference to your application No. **P-14400/2023/(1085 And Other)/M/W Ward/CHEMBUR-W/FCC/1/Amend** Dated. **03 Jan 2023** 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 **03 Jan 2023** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. **1085, 1085/1 to 8** C.T.S. No. **1085, 1085/1 to 8** Division / Village / Town Planning Scheme No. **CHEMBUR-W** situated at **Gaothan Road no. 3** Road / Street in **M/W 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. **Asst.Engineer Bldg Proposal "M"ward** Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 13/7/2024

Issue On : 14 Jul 2023 Valid Upto : 13 Jul 2024

Application Number : P-14400/2023/(1085 And Other)/M/W Ward/CHEMBUR-W/CC/1/New

Remark :

C.C. up to plinth level as per approved IOD dated 25/05/2023.

Approved By

Exe. Engineer BP ES-I

Executive Engineer

Issue On : 05 Dec 2023 Valid Upto : 04 Dec 2024

Application Number : P-14400/2023/(1085 And Other)/M/W Ward/CHEMBUR-W/FCC/1/New

Remark :

Further C.C. upto part 8th floor (by restricting C.C. of Flat no. 1 & 2 sincesetback area is not handed over to BMC as per approved IOD plans dated 25.05.2023 i.

Approved By

Asst.Engineer Bldg Proposal "M"ward

Assistant Engineer (BP)

Issue On : 13 Aug 2024 Valid Upto : 13 Jul 2025

Application Number : P-14400/2023/(1085 And Other)/M/W Ward/CHEMBUR-W/FCC/1/Amend

Remark :

Further C.C. upto 9th floor (by restricting C.C. of 10th & 11Th (pt.) floor) as per approved amended plans dated 29.07.2024 .

Digitally signed by NANASAHEB RAMSING KENJALE
Date: 13 Aug 2024 10:17:16
Organization :Brihanmumbai Municipal Corporation
Designation :Assistant Engineer (BP)

For and on behalf of Local Authority
Brihanmumbai Municipal Corporation

Assistant Engineer . Building Proposal

Eastern Suburb M/W Ward Ward

Cc to :

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