MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No P-9246/2021/(130)/K/E Ward/FP/CC/1/Amend

COMMENCEMENT CERTIFICATE

To,
Mr. Ajay D. Desai Director of M/s. Desai Residency
Pvt. Ltd., C.A. to Vidyalankar CHS.
601, 6th Floor, A-Wing, Naman Midtown, Besides
India bulls Finance Centre, Senapati Bapat Marg,
Prabhadevi (West), Mumbai – 400 013

Sir,

With reference to your application No. **P-9246/2021/(130)/K/E Ward/FP/CC/1/Amend** Dated. **01 Nov 2021** 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 **01 Nov 2021** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. **NA** C.T.S. No. **/FP No- 130/A** Division / Village / Town Planning Scheme No. **TPS_VILE_PARLE_No.II** situated at **Ram Mandir Road** Road / Street in **K/E 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. **Executive Engineer (BP) K/East Ward** Executive Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 9/7/2024

Issue On : 10 Jul 2023 Valid Upto : 09 Jul 2024

Application Number : P-9246/2021/(130)/K/E WARD/FP/CC/1/NEW

Remark :

C.C. up to Stilt level i.e. height 5.80 mtr. AGL as per approved plans dtd. 23/02/2022, subject to A.E.(B. P.) K/E ward to take the cognizance of the structure retained to avoid imbalance of FSI and to take cognizance of outcome of pending court case regarding the retained structure before further C.C.

Executive Engineer (BP) K/East Ward

Executive Engineer

Issue On : 01 Aug 2023 Valid Upto : 31 Jul 2024

Application Number : P-9246/2021/(130)/K/E Ward/FP/CC/1/Amend

Remark :

C.C. up to Stilt level i.e. height 5.80 mtr. AGL as per approved plans dtd. 23/02/2022, subject to A.E.(B. P.) K/E ward to take the cognizance of the structure retained to avoid imbalance of FSI and to take cognizance of outcome of pending court case regarding the retained structure before further C.C.
Note:-
1. That Utmost care with all precautionary, preventive and safety measures shall be adopted while carrying out the work to avoid the mishaps and accident during monsoon.
2. This C.C. is without prejudice to legal matters pending in court of law if any.

Digitally signed by UDAY MANOHARRAO MAHAJAN
Date: 01 Aug 2023 13:50:04
Organization :Brihanmumbai Municipal Corporation
Designation :Executive Engineer

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

Executive Engineer . Building Proposal

Western Suburb I K/E Ward Ward

Cc to :

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