BRIHANMUMBAI MUNICIPAL CORPORATION

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No P-10544/2022/(762C)/P/N Ward/Malad South/FCC/2/Amend

COMMENCEMENT CERTIFICATE

To,
NILAXI HRISHIKESH MHATRE
4 & 5, ACME SHOPPING ARCADE, GRD. FLR,
CINESTAR COMPOUND, TRIKAMDAS ROAD,
KANDIVLI-WEST, MUMBAI-400 067.

Sir,

With reference to your application No. **P-10544/2022/(762C)/P/N Ward/Malad South/FCC/2/Amend** Dated. **22 Mar 2022** 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 **22 Mar 2022** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. **NA** C.T.S. No. **762C** Division / Village / Town Planning Scheme No. **Malad South** situated at **BRAHMAN SABA ROAD** Road / Street in **P/N 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. **Assistant Engineer(B.P.) P 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 22/3/2024

Issue On : 23 Mar 2023 Valid Upto : 22 Mar 2024

Application Number : P-10544/2022/(762C)/P/N Ward/Malad South/CC/1/New

Remark :

First C.C. is granted for the work up to Top of Plinth level only as per approved IOD plan dated 25.11.2022.

Approved By

Shri.Santosh H. Sankhe (EE-BP-WS - 2) P ward.

Executive Engineer

Issue On : 18 Jun 2024 Valid Upto : 17 Jun 2025

Application Number : P-10544/2022/(762C)/P/N Ward/Malad South/CC/1/Amend

Remark :

The first C.C. is re-endorsed for the work upto top of Stilt slab level only as per approved amended plan dated 06.05.2024.

Approved By

Shri.Santosh H. Sankhe (EE-BP-WS - 2) P ward.

Executive Engineer

Issue On : 09 Jul 2024 Valid Upto : 08 Jul 2025

Application Number : P-10544/2022/(762C)/P/N Ward/Malad South/FCC/1/New

Remark :

This CC is now granted for work of building comprising of Stilt for parking + 1st to 4th floor as per the approved amended plans dated 06.05.2024.

Approved By

Assistant Engineer(B.P.) P Ward

Assistant Engineer (BP)

Issue On : 03 Jul 2025 Valid Upto : 02 Jul 2026

Application Number : P-10544/2022/(762C)/P/N Ward/Malad South/FCC/1/Amend

Remark :

This C.C is granted for the work of building comprising of Stilt + 1st to 4th upper floor as per approved Amended plan dt. 13.06.2025.

Approved By

Assistant Engineer(B.P.) P Ward

Assistant Engineer (BP)

Issue On : 17 Mar 2026 Valid Upto : 22 Mar 2026

Application Number : P-10544/2022/(762C)/P/N Ward/Malad South/FCC/2/Amend

Remark :

This C.C. is granted for the work of building comprising of Stilt + 1st to 8th [pt] upper floors as per approved Amended plan dated 02.03.2026.

Digitally signed by RAJESH SHRIDHAR MORE
Date: 17 Mar 2026 15:33:08
Organization :Brihanmumbai Municipal Corporation
Designation :Assistant Engineer (BP)

For and on behalf of Local Authority
Brihanmumbai Municipal Corporation

Assistant Engineer . Building Proposal

Western Suburb II P/N Ward Ward

Cc to :

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

BRIHANMUMBAI MUNICIPAL CORPORATION

Notesheet

Application Number :	P-10544/2022/(762C)/P/N Ward/Malad South/Other/3/New	**Ward Name :**	P/N Ward
Zone Name :	Western Suburb II	**Inward Date :**	22 Mar 2022
Architect/LE/SE Name :	CHIRAG$ SHAHNAWAZ $ RAYANI	**Issued On :**	09 Apr 2026

Authority Remark:

Sir,

In this case, earlier C.C. was issued on 23.03.2023 and the same was revalidated by Architect upto 22.03.2026.

Now, revalidation for period from 22.03.2026 to 22.03.2027 is proposed by Architect and payment towards C.C. revalidation charges is paid online by the Project Proponent.

Stop work notice for the work u/r issued by P/S ward is been revoked and the revocation letter is attached in addi tional document.

Architect's request letter for C.C. revalidation, B.G., valid Janta Insurance Policy and SWM NOC are attached in additional document tab.

In view of the above, A.E.(B.P.)'P'-Ward's approval is requested to grant C.C. revalidation from up to 22.03.2027 for the proposal u/ref. as requested by Architect.

Submitted Please.

Digitally signed by RAHUL MOHAN GHEVADE
Date: 09 Apr 2026 13:27:43
Organization :Brihanmumbai Municipal Corporation
Designation :Sub Engineer (BP)

Sub Engineer(B.P) P1

CHIRAG S. RAYANI
ARCHITECT | ENGINEER | PMC

Date: 28.04.2026.

TO WHOMSOEVER IT MAY CONCERN

I, Mr. Chirag S. Rayani, Adult, Indian Inhabitant, having my office at Shop No. 45, Vasant Smruthi CHSL, Near Surbhi Restaurant, Off 90.00 Ft. Road, Thakur Complex, Kandivali (East), Mumbai – 400101., being the LICENSE SURVEYOR of Nilaxi Hrishikesh Mhatre, Under BMC File No. P-10544/2022/(762C)/P/N Ward/Malad South, do hereby solemnly affirm and declare as under:

1. In this case, First C.C. was issued on 23.03.2023 and the same was revalidated upto 22.03.2026 & lastly the Further CC was issued on 17th March 2026 for construction of the Stilt + 1st to 8th [pt] upper floors as per approved Amended plan dated 02.03.2026 by Assistant Engineer B.P. Brihanmumbai Municipal Corporation.
2. The said Commencement Certificate was required to be revalidated every year considering the date of First CC, for which our client have paid revalidation charges of Rs. 13,915/- (Rupees Thirteen Thousand Nine Hundred Fifteen Only) on 8th April 2026 through the online approval system to revalidate the CC upto 02.03.2027.
3. Further, as per the existing online process and procedure of the Brihanmumbai Municipal Corporation, upon revalidation of a Commencement Certificate, no fresh Commencement Certificate is separately generated or issued, and the original approval continues to remain valid subject to online approval of CC revalidation.
4. The following documents are annexed herewith for verification and clarity,
   - Copy of the online process flow.
   - Copy of Demand note & payment receipt against CC revalidation charges.
   - Copy of relevant note sheet explaining the system process.
5. Based on the said revalidation process and payment made, I hereby state and confirm that the said Commencement Certificate shall remain valid up to 22nd March 2027.

That the contents hereinabove are true and correct to my knowledge and belief, and nothing material has been concealed therefrom.

Thanking you,
Yours faithfully,

CHIRAG SHAHNAWAZ RAYANI

Digitally signed by CHIRAG SHAHNAWAZ RAYANI
DN: cn=CHIRAG SHAHNAWAZ RAYANI c=IN o=Personal
Reason: I am the author of this document
Location:
Date: 2026-04-28 14:47+05:30

CHIRAG S. RAYANI
LICENSE SURVEYOR
(LIC. NO.: R/183/LS)

SHOP NO. 45, VASANT SMRUTHI CHSL, NEAR SURBHI RESTAURANT, Off 90.00 Ft. ROAD, THAKUR COMPLEX, KANDIVALI (E), MUMBAI-400101,
EMAIL ID chiragrayani86@gmail.com , MOB -9930303034