BRIHANMUMBAI MUNICIPAL CORPORATION

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No P-16561/2023/(1133)/R/N Ward/EKSAR (S) R/N/FCC/1/New

COMMENCEMENT CERTIFICATE

To,
Shri. Sahil M. Virani of M/s. Empire Realty C.A. to
Shefali Villa Co-Operative Housing Society Ltd
(Owner)
201, TANISKA COMMERCIAL PREMISES CHSL,
AKURLI ROAD W.E. HIGHWAY, KANDIVALI
(EAST), MUMBAI-400101.

Sir,

With reference to your application No. **P-16561/2023/(1133)/R/N Ward/EKSAR (S) R/N/FCC/1/New** Dated. **26 Apr 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 **26 Apr 2023** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. **1133** C.T.S. No. **1133** Division / Village / Town Planning Scheme No. **EKSAR (S) R/N** situated at **I.C. Colony, Cross Road no. 03** Road / Street in **R/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. **SWAPNIL B. PATIL AE BP R-II** Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 10/8/2024

Issue On : 11 Aug 2023 Valid Upto : 10 Aug 2024

Application Number : P-16561/2023/(1133)/R/N WARD/EKSAR (S) R/N/CC/1/NEW

Remark :

This C. C. is now granted for the work up to plinth level as per approved zero FSI IOD plans dtd. 08.06.2023.

Approved By

Exe.Engr.(BP)WS-II R-2

Executive Engineer

Issue On : 17 Feb 2024 Valid Upto : 10 Aug 2024

Application Number : P-16561/2023/(1133)/R/N Ward/EKSAR (S) R/N/FCC/1/New

Remark :

This C.C. is granted and further extended for building comprising of Stilt + 1st to 7th (pt.) upper floors as per approved amended plan dtd. 07.02.2024.

Digitally signed by Swapnil Bhagawat Patil
Date: 17 Feb 2024 17:12:11
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 R/N Ward Ward

Cc to :

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